

(f) That it will pay for all water, heat, gas, electricity that it may require for its purposes.

(g) That it will, at its expense, make all repairs and replacements not hereinafter expressly assumed by Landlord, including but not being limited to the repair of all plumbing, toilets, heating and air-conditioning equipment and the replacement of all broken or damaged glass; that it will re-decorate the interior, from time to time, when necessary to put the premises in first class condition for the conduct of its business.

(h) That it will not make any structural changes or improvements or additions to the leased premises, or changes in the front of the same without the written consent of Landlord, which consent shall not be unreasonably withheld.

(i) That it will indemnify and save harmless the Landlord from any claim or loss by reason of the Tenant's alleged use or misuse of the leased premises or from any claim or loss by reason of any accident or damage to any person or property happening on the leased premises. If Landlord shall so demand, in writing, Tenant will furnish Landlord with evidence of public liability insurance in companies acceptable to Landlord, insuring Tenant and Landlord against such claims in an amount of not less than \$200,000 for injuries or death to one person and \$400,000 for injuries or death to more than one person in any one accident and property damage to the extent of \$50,000.

(j) That it will not carry any stock of goods or do anything on or about the leased premises which might render void or voidable any policies of insurance covering the leased premises or any part thereof. Tenant further agrees to pay any increase in insurance premium on the leased premises, resulting from the business carried on in the premises leased by Tenant, regardless of whether or not Landlord may have consented thereto.

(k) Landlord shall not be responsible or liable to Tenant for any loss or damage that may be occasioned by or through the acts or omissions of persons occupying adjoining premises, or for any loss or damage resulting to Tenant or its property from burst, stopped or leaking water, gas, sewer or steam pipes or plumbing fixtures or from any failure of or defect in any electric line, circuit or facility.

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