

lease term shall return the leased premises to Landlord in the same condition that the leased premises were in at the commencement of the lease term, ordinary wear and tear only excepted. Tenant shall also pay for all utility costs, including water, electricity, gas, and telephone service.

(f) Alterations to Premises. Any substantial changes to the leased premises, including the cutting of trees and erection of signs, by either Landlord or Tenant shall require the approval in writing of the other. Each party shall indemnify the other against any losses arising out of liens filed upon the property by workmen or suppliers participating in improvements or repairs to the leased premises undertaken by that party.

(g) Indemnification of Landlord by Tenant. Tenant agrees to indemnify and hold harmless Landlord against any and all liability which may result from use of the leased premises by Tenant.

(h) No Right to Sublease. Tenant shall not sublease the leased premises without the prior written approval of Landlord.

(i) Events of Default. The following shall be events of default:

(1) If Tenant shall fail to make payment of rent or other charges required to be paid by Tenant under this lease, within ten (10) days after the same shall become due and payable under this lease; or