

other improvements located thereon. Tenant further agrees to care for the grounds around the building including the mowing of grass, paving, care of shrubs and general landscaping. Landlord specifically limits its liability for repairs and/or maintenance to the roof and structural components of the residence and garage and the appliances and furnace/air conditioner attached thereto. Tenant agrees to return said premises to Landlord at the expiration, or prior termination, of this lease in good condition and repair as when first received, natural wear and tear, damage by storm, fire, lightning, earthquake or other casualty alone excepted. Tenant further agrees not to alter the property so as to change the basic physical characteristics. Specifically, Tenant agrees that any planned alteration of the property to affect a subdivision of the same by adding roads or other means will not be undertaken during the term of this lease or any renewals.

INDEMNITY 12. Tenant agrees to indemnify and save harmless the Landlord against all claims for damages to persons or property by reason of the use or occupancy of the leased premises, and all expenses incurred by Landlord because thereof, including attorney's fees and court costs.

**GOVERN-
MENTAL ORDERS** 13. Tenant agrees, at its own expense, to promptly comply with all requirements of any legally constituted public authority made necessary by reason of Tenant's occupancy of said premises. Landlord agrees to promptly comply with any such requirements if not made necessary by reason of Tenant's occupancy. It is mutually agreed, however, between Landlord and Tenant, that if in

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