

ments the Lessor, at its election, may pay the same and add the amount paid by the Lessor to the rent due hereunder by the Lessee, or the Lessor may treat the failure of the Lessee to pay such taxes and assessments as an act of default on the part of the Lessee.

SEVENTH: Said premises are leased to the Lessee for use in its business of manufacturing, storing and distributing gas and in business incident thereto and the Lessee covenants and agrees that it will not use said premises or permit said premises to be used for any other purpose.

EIGHTH: The Lessee covenants and agrees:

(a) That the Lessee will observe and comply with all applicable federal, state and municipal laws, ordinances, orders, rules, regulations and requirements with respect to the maintenance and use of said gas properties on the leased premises and with respect to the Lessee's use, condition and occupancy of the leased premises; provided, however, that the Lessee may, in good faith, contest the validity of any such law, ordinance, order, rule, regulation or requirement and, pending the determination of such contest, may postpone compliance therewith;

(b) That the Lessee will not assign or transfer this lease or sublet the whole or any part of the leased premises without the written consent of the Lessor being first obtained, except that the Lessee may, without such consent, assign, mortgage, pledge, or transfer this lease as security for any corporate issue of notes, bonds, or debentures of the Lessee;

(c) That the Lessee will not place or construct any buildings or structures on the leased premises in addition to the gas properties above mentioned without the prior written consent of the Lessor;

(d) That the Lessee will indemnify and save harmless the Lessor, its successors and assigns, against all claims, demands, suits, judgments or sums of money accruing to the Lessee or to any other party for loss, injury or damage to person or property, or death of persons resulting from or in anywise growing out of the condition of the leased premises during