

make, any repairs which may have been occasioned or necessitated by Lessor, its agents or employees, or by the failure of the Lessor to comply with the covenants under this Lease agreement. In addition, the Lessee shall forthwith, at its own cost and expense, replace with glass of the same quality any damaged or broken glass, including plate glass or glass or other breakable materials used in any interior and exterior windows and doors in the leased building.

ARTICLE VI. COMMON USE OF PROPERTY:

It is contemplated by the Lessor and Lessee that additional doctors will occupy the building herein referred to along with Lessee. This Lease is binding upon the Lessee insofar as the entire square footage is concerned in the building, however, at such time as an additional occupant, approved by Lessor, is available for the practice of medicine, the Lessor shall amend this Lease to provide a division between the square footage occupied by Lessee herein and the square footage occupied by additional occupants with pro ration of rental for square footage used in common by all tenants and pro-ration of taxes and assessments and insurance and other costs to the Lessee and thereupon enter separate Leases with the additional occupants. It is likewise contemplated that additional buildings for medical offices might be constructed on the demised premises and Lessor has the right to construct such offices as it desires so long as the use of the building to be constructed under this Lease is not unreasonably interfered with and is consistent with the use of this building for doctors' offices, and in the event of such new building, property taxes and assessments shall be apportioned according to office building square footage used by the respective tenants.

ARTICLE VII. INDEMNITY AND LESSEE'S LIABILITY INSURANCE:

Lessee agrees to indemnify and save Lessor harmless against any and all claims, demands, costs and expenses, including reasonable attorney's fees for the defense thereof, arising from the conduct or management of the business conducted by Lessee in the leased premises or from any breach or default on the part of Lessee in the performance of any covenant or agreement on the part of Lessee to be performed pursuant to the terms of this Lease, or from any act

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W. H. C.
W. F. D.