

with all requirements of law and City Ordinances. However, this Tenant agrees to protect and save harmless the Landlord against any liability for damages to persons or property caused by or growing out of the installation and operation of such signs.

7. It is further agreed by and between the parties hereto that the Tenant shall keep and hold harmless the Landlord from any and all damages, liability for anything and everything whatsoever arising from or out of the occupancy by or under the Tenant or Tenant's agents or servants, and from any loss or damage arising from any fault of negligence by the Tenant, or failure on the Tenant's part to comply with any of the covenants, terms and conditions herein contained or otherwise.

8. It is distinctly understood by and between the parties hereto that any remodelling, improvements or alterations that the Tenant may deem necessary during the life of this lease shall be at the Tenant's own cost and expense. However, the Landlord covenants and agrees that she will keep the exterior of the premises, including the roof, in good condition.

9. It is understood and agreed that the Tenant shall have the right to remove at the termination of the lease such partitions, shafting, wiring, toilets, stokers and generally all fixtures and appliances which it shall place upon the premises at its own cost and expense, provided, however, that the Tenant shall at its own cost and expense repair any damage which might be done to the premises by the removal of same and the premises shall be left in as good a condition as when possession is given, natural wear and tear excepted.