

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 or 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.

9. It is understood by and between the parties hereto that the Tenant at her own cost and expense shall replace the plastering in said building and will paint and maintain the exterior and the exterior of said building. The Landlord covenants and agrees that they will keep the roof in good condition at all times. The Tenant further agrees that should for any reason any water leak into the stores under said building she shall be responsible for the damage caused by same and further shall replace any broken or damaged glass at her own cost and expense.

10. The Tenant agrees that she will keep said premises in good state of repair and at Tenant's own cost and expense, and agrees that at the end or other expiration or termination of this lease she will quit and deliver up the said demised premises in as good condition as when possession is given, natural wear and tear excepted.

11. The Landlord covenants and agrees that if the Tenant shall pay the rent herein provided, and shall keep, observe and perform all of the other covenants and agreements of this lease, by the said Tenant to be kept, observed and performed, the tenant shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

13. It is further understood and agreed by and between the parties hereto that the covenants and agreements herein contained are binding upon the parties hereto as well as upon