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~~within which either party may elect to terminate this lease.~~

(12) It is agreed that the tenant reserves the right and privilege, after payment of the rent to the expiration of this lease, of removing any and all trade fixtures and other fixtures of a similar nature which may be installed by or at its expense.

(13) The tenant is hereby given the right and privilege of erecting, maintaining or using any signs on the leased premises, including hanging or extension electric signs, the supports of which may be attached to the building, provided the same shall comply with the laws, ordinances, and regulations applicable thereto of the City, County and State in which the leased premises are situated.

(14) The tenant shall bear at its own expense any and all charges for fuel, heat, water, gas, lights and power used on the leased premises during the term of this lease.

(15) Tenant covenants and agrees that it will save harmless and indemnify the landlord from and against any and all claims by or on behalf of any person by reason of any bodily injury to such person or damage to property arising from or in any way growing out of the use, misuse or abuse of the premises hereby leased.

(16) The landlord agrees that the tenant, upon the payment of the rental reserved herein, and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid.

(17) In the event the full rental price for the entire term of this lease becomes due and payable and is unpaid by the tenant, it is understood and agreed that the landlord shall have the right to take possession of the leased prem-