or to examine the condition of the premises, provided, however, that at no time shall Lessor, its agents, servants, employes, invitees or contractors in any manner cause any substantial interference with the full use and enjoyment by Lessee of all parts of the demised premises.

(h) Lessee shall be liable for any loss or damage to persons or property and for the death of persons caused by any acts, omissions or negligence of its officers, employes, servants, agents or invitees. Beyond this no liability for loss or damage to persons or property, or for the death of persons shall attach to Lessee, provided, however, that nothing herein contained shall be construed so as to impose any liability on Lessee for any expense in repairing ordinary wear and tear, or loss, damage or destruction by fire, flood, windstorm, earthquake, strikes, riots, acts of public enemies, acts of God or other casualty.

(i) Lessee shall pay for all water, heat, light and electricity used by Lessee upon the demised premises and shall keep sidewalks and driveways free of ice and snow.

4. COVENANTS OF THE LESSOR

(a) Lessor at its own cost and expense shall and will maintain and keep in repair, at all times during the original term of this lease or any renewal or extension thereof, the foundations, roof, structural members serving primarily to sustain the weight of the building and exterior walls excepting the interior surface thereof. Lessee shall at its own cost and expense replace all broken glass in the windows, doors and skylights in the building on the demised premises, during the original term of this lease or any renewal or extension thereof provided, however, Lessee shall not be required to replace such glass in the event breakage is due to fire, flood, windstorm, earthquake, strikes, riots, acts of public enemies, acts of God or other casualty. Lessor shall at its own cost and expense make all repairs to the demised premises and to the fixtures and equipment therein during the first two years of the original term hereof if said repairs are necessitated

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