

7. INDEMNIFICATION FOR LITIGATION: The Lessee will pay and indemnify the Lessor from the payment of all loss, legal costs and charges, inclusive of counsel fees, by the Lessor lawfully and reasonably incurred or expended in or about the prosecution or defense of any suit or other proceeding in discharging the premises or any part thereof from any liens, judgments or encumbrances created by the Lessee upon or against the same or against the Lessee's leasehold estate, and any such costs and charges incurred on account of proceedings in obtaining possession of the premises after the termination of the lease by forfeiture or otherwise.

8. LAWFUL USE OF PREMISES: The Lessee will not knowingly permit any part of the above described premises or of the buildings or improvements now or hereafter thereon to be used for the purpose of any illegal or immoral business or occupation, and the Lessee will obey and comply with all lawful requirements, rules, regulations, laws and ordinances of all legally constituted authorities, in any way affecting this lease, the above described premises, the buildings and improvements now or hereafter thereon, or the use of the same, existing at any time during the continuance of this lease (subject to the right of the Lessee to contest the validity of any such law, ordinance, rule, regulation or other requirement in the manner and under the conditions provided for in Paragraph 5 with respect to the contest of the validity of taxes, assessments or other public charges).

9. INDEMNIFICATION FOR UNLAWFUL USE OF PREMISES: The Lessee will save and keep harmless the Lessor, the above described premises and the buildings and improvements now or hereafter thereon, at all times during the continuance of this lease, from all damages, claims, fines, penalties, costs and expenses whatsoever, including counsel fees, that may result to the Lessor or be incurred by the

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