

1. & 2. That the Lessee will pay the said rent at the times in the manner aforesaid, except only in case of fire or other unavoidable casualty as hereinafter provided.

3. That it will promptly pay all gas, heat, light, power, telephone service and all other charges during the continuance of this lease.

4. That it will keep all and singular, the said building and premises, including the plumbing, glass, and doors, in such repair as the same are at the commencement of the said term of may be put in during the continuance thereof, reasonable wear and tear and damage by fire or other unavoidable casualty only excepted, and will promptly replace all glass thereof broken during the said term by other of the same size and quality.

5. That it will not injure, overload, or defaced or suffer to be injured, overloaded or defaced the premises or any part thereof.

6. That it will save harmless and indemnify the Lessor from and against all loss, liability, or expense that may be incurred by reason of any accident with the machinery, equipment, gas or water or other pipes, or from any damage, neglect, or misadventure arising from or in anyway growing out of the use, or misuse, or abuse of any equipment, machinery or from any neglect in the use of the building and the even around it to include snow and ice on or about the building as to the ways of egress and ingress; Affecting the entrances to this part of the building and basement.

7. That it will not make or suffer any unlawful improper, or offensive use of the premises, or any use or occupance thereof contrary to any law of the State or any ordinance of the said City and County now or hereafter made, or which shall be injurious to any person or property, or which shall be liable to endanger or affect any insurance on the said building or to increase the premium thereof.