

- c. Not to suffer the estate of the Lessor in the demised premises at any time during the said term to become subject to any lien, charge, or encumbrance whatsoever, and to indemnify and keep indemnified the Lessor against all such liens, charges and encumbrances; it being expressly agreed that the Lessee shall have no authority, express or implied, to create any lien, charge, or encumbrance, upon the estate of the Lessor in the demised premises.
- d. To keep the said building so to be erected and all other buildings and improvements which may at any time during the said term be erected upon the demised premises and the drains and appurtenances in good condition and repair.
- e. Not to make or suffer any use or occupancy of the demised premises contrary to any law or ordinance now or hereafter in force.
- f. To indemnify the Lessor against all costs and expenses, including counsel fees, lawfully and reasonable, incurred in or about the premises, or in the defense of any action or proceeding, or in discharging the premises from any charge, lien, or encumbrance, or in obtaining possession after default of the Lessee or the determination of this demise.
- g. Upon the termination of this Lease, either by lapse of time or otherwise, to surrender, yield and deliver up the demised premises in such condition as it shall then be subject to the provisions of paragraph 6 hereof.
- h. At its own expense to insure and keep insured the buildings or building thereon against loss or damage by fire and by extended coverage for not less than eighty per cent (80%) of their insurable value in responsible insurance companies licensed in the State in which the premises are located, subject to the terms of paragraph 5 hereof, such insurance to be made payable in case of loss to Lessee.