

lease by any municipal, county, state or federal authorities having jurisdiction over the premises, and to indemnify Lessor for any damage caused by violation thereof.

19. In case Lessor, by reason of the failure of Lessee to perform any of the agreements or conditions herein contained, shall be compelled to pay or shall pay any sum of money, or shall be compelled to do or shall do any act which requires payment of money, the sum of sums so paid or required to be paid, together with all interest, costs and damages, shall be added to installment of rent, next becoming due or any subsequent installment or rent, and shall be collectible as additional rent in same manner and with same remedies as if it had been originally reserved. On failure of Lessee to make repairs, as provided for herein, Lessor may make necessary repairs, and add the amount of cost of such repairs to the rent due hereunder on the first of the month following the date of repairs, and such cost of repairs shall be and constitutes such rent together with the rent above provided for.

20. Failure of Lessor to insist on the strict performance of the terms, agreements and conditions herein contained, or any of them, shall not constitute or be construed as a waiver or relinquishment of Lessor's right thereafter to enforce any such term, agreement or condition, but the same shall continue in full force and effect.

21. Lessor shall not be liable for any damage to persons or property occurring or arising on premises from any cause whatever.

B. AGREEMENTS OF LESSOR

Lessor in consideration of the agreements of Lessee set forth above, agrees as follows:

1. To keep leased building and personal property on the aforesaid real estate in good repair.
2. Lessee may make such alterations, additions, or improvements in such parts of buildings as it deems necessary for its purposes, provided, however, written consent of Lessor is first obtained.