

INDEMNIFICATION AGREEMENT

Lessee shall, at all times prior to the termination of this lease and to the delivery to lessor of possession of the demised premises and all improvements thereon, indemnify lessor against all liability, loss, cost, damage, or expense sustained by lessor, including attorney's fees and other expenses of litigation, arising prior to termination of the lease term and delivery to lessor of possession of the premises:

(a) On account of or through the use of the demised premises or improvements or any part thereof by lessee or by any other person for any purpose inconsistent with the provisions of this lease.

(b) Arising out of, or directly or indirectly due to, any failure of lessee in any respect promptly and faithfully to satisfy his obligations under this lease.

(c) Arising out of, or directly or indirectly due to, any accident or other occurrence causing injury to any person or persons or property resulting from the use of the demised premises and improvements or any part thereof.

(d) For which the demised premises and improvements or any part thereof or the lessor as owner thereof or interested therein may hereafter without fault by lessor become liable, and especially, but not exclusively, any such liability, loss, cost, damage, or expense that may arise under any statute, ordinance, or regulation.

Lessee also shall, at all times prior to termination of the lease term and delivery to lessor of possession of the premises, indemnify lessor against all liens and charges of any and every nature that may at any time be established against the premises or any improvements thereon or any part thereof as a consequence, direct or indirect, of any act or omission of lessee or as a consequence, direct or indirect, of the existence of lessee's interest under this lease.

Lessee' Name

Address

Phone Number