

11. CASUALTY DAMAGE. If the leased premises are damaged as the result of any casualty or peril during the lease term, Lessee at its option may promptly and diligently restore the leased premises to the condition existing prior to the occurrence of the casualty or peril, or may release and turn over to Lessor insurance proceeds as a result thereof, if any, and Lessor shall have the option to promptly and diligently restore the leased premises to the condition existing prior to the occurrence of the casualty or peril; provided, however, that if Lessor does not begin construction within 30 days of receipt of such proceeds, or does not complete construction within 90 days of receipt of the proceeds, Lessee may at its option, and with no liability therefor, cancel and terminate this Lease.

12. INSURANCE. (a) Lessee agrees at Lessee's expense to maintain in force continuously throughout the term of this Lease and any extension hereof single limit public liability insurance covering the leased premises in the amount of \$500,000.00 and shall upon written request of Lessor furnish Lessor a certificate by the insurer that such insurance is in force.

(b) Lessor shall maintain fire and extended coverage insurance on the building which constitutes the premises along with the insurance which it maintains on the adjoining building which it is not leasing hereunder in the combined amount of Five Hundred Fifty Thousand and No/100 Dollars (\$550,000.00). Lessee shall immediately reimburse Lessor, upon demand, for the portion of any premium paid which is attributable to the premises leased hereunder and which is attributable to the portion of the insurance year during which Lessee occupies the premises. If such premium shall increase because of Lessee's use of the premises demised hereunder, Lessee shall also reimburse Lessor for the full amount of any such increase. In the event that Lessee shall desire to maintain its own insurance on the leased premises at any time, it shall have the right to obtain fire and extended coverage insurance on the building on the premises in the amount of Two