

Section 6.04. Plate Glass.

Tenant shall, at its expense, promptly replace any plate glass in the Leased Premises which may be broken, except plate glass which may be broken as a result of fire or other casualty covered by the insurance carried by Landlord.

ARTICLE 7INSURANCESection 7.01. Liability Insurance.

Tenant shall keep in force with an insurance company authorized to do business in the state in which the Leased Premises are located, a policy of comprehensive public liability insurance including property damage, with respect to the Leased Premises, in which the limits of coverage for bodily injury shall not be less than \$100,000.00 per person and \$300,000.00 per accident, and in which the coverage for property damage shall not be less than \$25,000.00 per accident. In addition to Tenant, the policy shall also name the Landlord as an additional insured at the cost of the Tenant. Tenant shall, upon demand, deliver to Landlord from time to time a certificate or other evidence of the maintenance of the aforesaid coverage.

Section 7.02. Fire Insurance.

Landlord agrees to carry, at her expense, appropriate fire and extended coverage insurance on the building which constitutes the Leased Premises. Such insurance carried by the Landlord shall cover only the structure itself and Tenant only shall carry all insurance on the contents, inventory and equipment in said structure, as his interests may appear, without cost to the Landlord.

ARTICLE 8ASSIGNMENT: SUBLETTINGSection 8.01. Assignment - Subletting.

Tenant may not assign this Lease or sublet the whole or any part of the demised premises without the express written consent of Landlord, to any party acceptable to Landlord, and Landlord agrees that her acceptance shall not be unreasonably withheld, but if Tenant does so assign or sublet, Tenant shall remain primarily liable and responsible under this Lease.

ARTICLE 9DAMAGE OR DESTRUCTION: CONDEMNATIONSection 9.01. Damage or Destruction of Leased Premises.

Should the building upon the Leased Premises be totally destroyed by fire or other casualty covered by Landlord's insurance, or damaged to such an extent as to render it wholly unfit for occupancy under existing building codes and regulations then this Lease may be cancelled by either of the parties by giving written notice within thirty (30) days after the occurrence of such fire or other casualty. However, if the damage is such that rebuilding or repairs can be completed within one hundred twenty (120) days (it being agreed that if such rebuilding or repairs cannot be cured within said one hundred twenty (120) day period and Landlord commences the rebuilding or repair thereof within such one hundred twenty (120) day period and completes the same with due diligence, such damage shall be deemed rebuilt