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such amount shall be determined by an appraiser or by three appraisers, in accordance with the procedure set forth in paragraph 13 hereto regarding Lessee's option to purchase the Property. Until a new value for insurance purposes is determined, the value last established hereunder shall control. As of the date hereof such agreed-upon amount for insurance purposes is/ <sup>the same amount pre-</sup> \$ <sup>sentedly</sup> carried by Lessor. The proceeds of the insurance required by this paragraph shall be payable to Lessor, and in the event of any loss, Lessee shall give immediate notice by mail to Lessor. The policy providing said insurance shall include a provision that such policy cannot be cancelled without at least ten (10) days prior written notice to Lessor. Lessee shall deliver each such policy (or a certificate thereof) to Lessor, and at least ten (10) days before the expiration of each such policy, Lessee shall deliver to Lessor a fully paid renewal policy (or certificate thereof) along with evidence of payment of the renewal premium. Lessee may, but shall not be obligated to, insure its personal property and fixtures on the Property as well as any alterations or additions made to the Property by Lessee, either by separate policy or as part of the policy covering the Property generally, and the proceeds of such insurance shall be payable to Lessee.

6. Maintenance and Repairs. Lessor shall, during the Term, keep and maintain the roof, gutters, exterior walls, and structural supports of the improvements on the Property in good repair and condition, and shall make all other structural or extraordinary repairs or replacements to the same as and when necessary; provided, however, that Lessor shall have a reasonable time after

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