

ARTICLE IX.EQUIPMENT AND LIEN FOR RENT

As security for the payment of rent hereunder, Lessee agrees that the Lessor shall have a landlord's lien upon such equipment installed by Lessee as shall consist of chairs, projection machines and other booth equipment (exclusive of sound reproducing equipment or "television" equipment if held under conditional sale agreement, lease or license), screens, carpets, drapes, box office equipment and office equipment; provided, however, such lien shall not cover any appliances or machines which Lessee has installed under lease or license contracts. The Lessee shall have the right from time to time to substitute any articles of furniture and equipment with like articles of at least equal value, and when so substituted such new articles, except as aforesaid, shall immediately become encumbered with this lien. Upon the termination of this lease or any renewal thereof, and if Lessee shall have complied with all the terms thereof, and said renewal, said lien shall be of no further force and effect, and said personal property may be removed by Lessee; any such removal to be accomplished without injury or damage to said building. All equipment and furnishings installed by Lessee and any replacements and substitutions therefor shall be and remain personal property, notwithstanding that any of it may be attached to the building.

ARTICLE X.LIABILITY INSURANCE

Lessee shall carry public liability insurance during the period this lease is in force in amounts of at least Fifty Thousand (\$50,000.00) Dollars for any one person, and at least Two Hundred and Fifty Thousand (\$250,000.00) Dollars for any one casualty, where more than one person is involved. Such insurance