

persons, firms and corporations for personal injury, death or property damage occurring upon, in or about the demised premises, or in or about the adjoining streets, sidewalks and passageways, in companies and amounts satisfactory to the Lessors.

VI.

The Lessee shall, throughout the demised term, and at no expense whatever to the Lessor, promptly comply, or cause compliance, with all laws and ordinances and the orders, rules, regulations and requirements of all federal, state, county and municipal governments, and departments and commissions thereof, foreseen or unforeseen, ordinary as well as extraordinary, and whether or not the same shall presently be within the contemplation of the parties hereto or shall involve any change of governmental policy or require structural and extraordinary repairs, alterations or additions and irrespective of the cost thereof, which may be applicable to the demised premises.

VII.

The Lessee agrees that in the event all or any portion of the demised premises is taken under the power of eminent domain, Lessor shall be entitled to any and all condemnation awards, including damages. If only part of the premises is taken and Lessee is able to continue its operations on the remainder the lease shall continue in full force and effect with a proportionate abatement of rent.

VIII.

Lessee will keep the buildings and improvements on the demised premises insured against war damage and against loss and damage by fire with extended coverage and such other risks as the Lessor or its assigns may require for the benefit of said Lessor or its assigns in companies and in amounts satisfactory to said Lessor or its assigns and will deliver the policies with standard mortgage clauses in favor of any first mortgagee attached and marked "paid" to the Lessor or its assigns and will deliver all renewals thereof to said Lessor or assigns at least 10 days before the expiration of the existing insurance.