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all persons for personal injury, death or property damage occurring in or about the devised premises or in or about any adjoining streets, sidewalks and passageways, such insurance to afford protection to the limit of not less than Three Hundred Thousand (\$300,000.00) Dollars in respect to injury or death to a single person and to the limit of not less than One Million (\$1,000,000.00) Dollars, and One Hundred Thousand (\$100,000.00) property damage in respect to any one accident. The Tenant shall furnish to the Landlord, upon request, evidence reasonably satisfactory to the Landlord that such insurance policies are in effect. In the event that the Tenant shall fail to provide such insurance coverage, the Landlord may (but shall not be obligated) to effect such insurance coverage in the names of the Tenant and the policy or policies shall also be in the name of, and fully protect, the Landlord with respect to such claims. The Tenant shall pay on demand the amount properly paid by the Landlord for such purpose with interest thereon at the rate of eighteen (18) percent per annum, or the highest lawful rate, whichever is less, from the date of payment thereof by the Landlord, and in case of the failure of the Tenant so to pay, such amount shall be added to and become part of the next monthly installment of rent and shall become and thereafter for all purposes be additional rent and the Landlord shall have the same remedies for the collection thereof or otherwise as in the case of default of payment of the monthly rent hereby reserved.

It is further covenanted and agreed by the parties hereto that in no case shall the Landlord be liable, under any express or implied covenant of this lease, for any damages whatsoever to the Tenant beyond the loss of rent reserved by this lease, accruing after any act or breach of covenant for which damages may be sought to be recovered by the Tenant, and that in the event that the Tenant shall be ousted from the possession of the premises by reason of any defect in the title of the Landlord, the Tenant shall not be required to pay any rent under this lease while it is so lawfully deprived of the possession of the premises.

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