

on the curb, pavement or roof, whether caused by or resulting from, other negligence of the Lessor, its Lessees, servants or agents, or any other person or persons whatsoever. In connection with this indemnification and hold harmless agreement, the Lessees, contemporaneously with entering upon the premises under this Lease, will procure a policy of insurance to protect the Lessor from any claims arising out of or in connection with this property. The limits of this insurance shall be at least Ten Thousand (\$10,000) Dollars for each person, Twenty Thousand (\$20,000) Dollars for each accident, and Five Thousand (\$5,000) Dollars aggregate property damage. The Lessees agree that, before entering the premises, they will furnish satisfactory proof, by way of the certificate of insurance, or their compliance with this provision. In the event that the Lessees fail to comply with this provision, the Lessor will have the option of either declaring the Lease null and void and taking over the premises, or, in the alternative, to take out the necessary policy of insurance, and adding the cost of the procurement of this policy of insurance to the rent, so that the costs will become due and payable as rent in the next month following the purchase of such policy of insurance.

X.

It is agreed and understood that the Lessees shall permit the Lessor or his authorized agent to inspect the premises at any reasonable hour.

XI.

It is further agreed and understood that the Lessees shall, in case of fire, give immediate notice thereof to the Lessor. If the premises shall be partly damaged by a fire or any other cause, the same shall be repaired by the Lessor at the Lessor's expense as speedily as is practicable. If, however, the damage shall be so extensive as to render the premises entirely untenable, the rent thereafter shall cease until such time as the demised premises shall be made tenantable by the Lessor as aforesaid. In the event

H.P.

CHK.

CSK

OST