

are concerned, such blanket policy includes Landlord. If, however, Tenant does not obtain such liability insurance at the time of the beginning of the term hereof, or if Tenant fails thereafter to maintain the same, Landlord, upon making written demand upon Tenant and Tenant's failure or refusal to provide the said insurance, shall have the right to obtain the same for the benefit of the parties respectively as their interests may appear and upon the delivery to Tenant of the policies or certificates of the insurance companies evidencing the issuance thereof, the Tenant shall become obligated to pay the cost thereof as additional rental hereunder promptly upon demand of Landlord.

FURTHER INSURANCE

Tenant further agrees that it will, at its own cost and expense, obtain and maintain any and all insurance which the Landlord or Tenant may be required by law at any time to carry with respect to the leased premises.

ALTERATIONS

Tenant shall have the right and privilege to alter, remodel or improve the demised premises in such manner as it deems necessary or advisable to make the demised premises and the adjoining "Garble property" and the premises known as the "other Garble property" suitable for the business purposes of the Tenant.

The Tenant further agrees that all work done by it in connection with the foregoing shall be carried on and completed in a good and workmanlike manner in conformity with all statutes, rules and regulations of all governmental authorities having jurisdiction and that said work will be done promptly after possession has been secured by the Tenant under this lease unless the Tenant is prevented from doing so by war, strikes or other causes beyond the control of the Tenant, and in such event, Tenant agrees to perform said work as soon as it is expeditiously possible to do so.

Tenant shall indemnify and hold harmless the Landlord and the demised premises of and from any and all claims, demands and/or liabilities whatsoever, including, but not limited to, mechanics' liens or other liens for work performed and/or material furnished in connection with such alterations, improvements and construction of said building.