

shall be for the benefit of the Lessee and Lessors, and Lessee shall furnish Lessors with certificates evidencing such insurance. Such liability insurance may be included in a so-called "blanket policy".

ARTICLE XI.

TAXES AND ASSESSMENTS.

Lessor agrees to pay during the term of this lease all taxes and assessments of every kind and description that may be lawfully levied or assessed against the land and the improvements thereon hereby leased. The Lessee agrees to pay all taxes and assessments lawfully levied or assessed against the equipment, furniture and fixtures and other personal property, owned by it and brought upon the leased premises.

ARTICLE XII.

INSURANCE

The Lessor shall at all times carry and pay the premiums upon fire and tornado insurance upon the demised property (theatre building-Jervey-Jordan Building and on fixtures of landlord) to the extent of their full insurable value. Should, however, the Lessee's occupancy of the demised premises increase the rate of insurance over and above that in existence at the beginning of the term hereof, Lessee shall reimburse Lessor ten (10) days after demand such portion of the annual premium as shall result from any such increase in premium rate caused by Lessee's occupancy as aforesaid. Lessee shall carry and pay the premiums upon fire and tornado insurance to the full insurable value of its equipment in said theatre. Each party shall furnish the other with certificates evidencing such insurance, respectively.

ARTICLE XIII.

FIRE CLAUSE.

Should the demised premises or any part thereof be damaged or destroyed by fire, tornado or other casualty, at any