

not less than \$100,000/\$300,000 for personal injuries, and \$5,000/\$25,000 for property damage. Lessors are to be named in the policies as their interest may appear, and Lessee agrees to furnish Lessors with certificates as evidence of such coverage. Lessors agree to carry in full force and effect at all times during the term of this lease, or any renewal or extension thereof, fire and extended coverage insurance covering the leased premises, in an amount equal to the replacement value of said building, to have same endorsed to name Lessee and any wholly owned subsidiary of such Lessee and/or any wholly owned subsidiary of such subsidiary as additional insured, as its interest may appear. Upon request Lessors will furnish Lessee with a certified copy of the insurance policies in force.

#### UTILITIES

4. Lessee will pay all charges and bills for water, gas and electric current which may be assessed or charged against said Lessee during said terms.

#### REPAIRS AND MAINTENANCE

5. Lessee will make all repairs, except structural repairs, in the interior of the premises hereby leased and will indemnify and save harmless said Lessors from and against all mechanics liens or claims by reason of any such interior repairs, alterations, or improvements which may be made by said Lessee on said premises. Lessors will at their own cost and expense maintain in good condition and repair the structural portions of the leased premises and the exterior area including but not limited to the roof, foundations and walls of the building, sidewalks,