

during construction) against loss by fire or "other perils" (as the term "other perils" is described in the standard extended coverage insurance clause) in an amount equal to at least 80 percent of its insurable value.

(g) Lessee shall have full rights to sublet or assign all or any part of the premises or this lease, so long as usage by any such sub-lessee or assignee as within the contemplation of this lease, but lessee shall not be thereby relieved of any liability hereunder.

6. Upon the presentation to the Owners of any person, firm or corporation meeting the requirements specified above and ready, willing and able to execute a lease of the premises with the terms above specified, the Owners agree to pay to the Realtor as compensation for his services either, (a) a commission payable at the date each rental installment is due equal to $2\frac{1}{2}$ percent of the rental for the first through tenth years of the lease, 2 percent of the rental for the eleventh through fifteenth years, inclusive, of the lease, $1\frac{1}{2}$ percent of the rental for the sixteenth through twentieth years, inclusive, of the lease and 1 percent of the rental for the remaining term of the lease; or, (b) a cash commission due upon the execution of the lease of a sum equivalent to $2\frac{1}{2}$ percent of the anticipated first year's rental, plus $1\frac{1}{4}$ percent of the total anticipated rental for the second through tenth years, plus 1 percent of the total anticipated rental for the eleventh through fifteenth years, plus $\frac{3}{4}$ percent of the total anticipated rental for the sixteenth through twentieth years, plus $\frac{1}{2}$ percent of the anticipated total rental for the remainder of the term beyond the twentieth year. The Owners shall have the option at the date of execution of the lease whether commissions shall be paid under section (a) or section (b) above.

7. Owners agree that this Listing Agreement may be assigned in whole or in part by Realtor.

8. Owners agree that this is an exclusive Listing Agreement for the period herein specified and warrant that no listing for lease or sale of the premises has been or will be granted

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