

property damage liability insurance with a limit of not less than \$50,000 with respect to any one occurrence.

All such insurance policies shall be issued in the names of the Lessor and the Lessee, as their interests may appear; and either a copy of all such policies or a certificate of insurance, evidencing the coverage provided in the policy, shall be delivered by the Lessee to the Lessor, together with a certificate made by an officer of Lessee specifying the insurable value of the buildings and improvements on said parcel of land as determined by the Lessee pursuant hereto. Every such policy shall contain a mortgagee endorsement in usual form in favor of any mortgagee of the demised premises, and, to the extent available, an agreement by the insurer that it will not cancel such policy except after ten (10) days' prior written notice to the Lessor and any mortgagee of the demised premises, and an agreement that any loss otherwise payable thereunder will be paid to any mortgagee of the demised premises, in full, notwithstanding any defense, off-set or counterclaim against the Lessee.

All insurance shall be placed with financially sound and reputable insurers selected by the Lessee.

If the Lessee shall fail to effect or maintain any such insurance, the Lessor may effect the same, and any amount properly paid by the Lessor for such purpose, with interest thereon at the rate of six per cent. (6%) per annum from the date of payment thereof by the Lessor, and become part of, the rent next due under the terms of this Lease.

§ 3.7. *Maintenance.* Subject to the provisions of Article V hereof, the Lessee shall keep each building, structure and improvement constituting a part of the demised premises, and the sidewalks in front of the same, in good and substantial order and repair, both inside and outside, structural and non-structural, extraordinary and ordinary, howsoever the necessity or desirability for repairs may occur, at the sole cost and expense of the Lessee, reasonable use and wear excepted, and the Lessee will repair, during the Term, all substantial injury or damage done by the installation or removal of machinery, equipment or other property.

The Lessor shall be under no obligation to rebuild, replace, maintain or make any repairs to the demised premises or any part thereof during the term of this Lease.

(CONTINUED ON NEXT PAGE)