

Should the whole or any part of the improvements, at any time standing on the demised premises, be partially damaged or wholly destroyed by fire or other casualty during the term of this Lease, such destruction or injury shall not operate to terminate this Lease, but this Lease shall continue in full force and effect and Lessees agree that at their own expense without unnecessary delay to restore or rebuild said improvements to a condition equal or greater in value to that just prior to said loss.

All proceeds of such insurance in case of loss or damage shall be used toward the full compliance with obligation of the Lessees assumed under the preceding paragraph hereof to the extent that such proceeds not required for such purpose and any balance of such proceeds shall be released to the Lessees.

Lessees shall also procure and maintain public liability insurance insuring against all claims or actions arising from or incident to the business conducted by Lessees in or about the premises or from any act or negligence of Lessees and their agents, employees, contracting invitees, licensees or other persons with or without authority of Lessees in entering upon or performing any act relating to the leased premises in an amount not less than One Hundred Thousand Dollars (\$100,000.00) for injury to or death of one person, in an amount not less than Two Hundred Thousand Dollars (\$200,000.00) for injury to or death of two or more persons and for damage to property in an amount not less than

Lessors shall have no ownership interest in such insurance and will sign all proper documents in connection with the settlement of any loss by Lessees upon assurance that the proceeds will