

Section 9. Maintenance by Lessors. The Lessors agree to keep all exterior portions of the building and its roof in a good state of repair, at their expense, reasonable wear and tear excepted.

Section 10. Property Taxes. The Lessors shall pay all Property Taxes assessed against the land and building hereby leased.

Section 11. Insurance to be Carried by Lessors. The Lessors shall carry fire and extended coverage insurance on the building; provided, however, that if the insurance rate should be increased to a higher rate than existed on the building prior to its occupancy by the Tenant, because of the use to which the Tenant puts the building, then the Tenant shall pay any such additional insurance upon written notification of such increase by the Lessors to the Tenant. In the event the insurance rate is increased over the rate in existence prior to occupancy of building by the Tenant because of structural changes, additions or improvements which the Tenant makes to the premises, then the Tenant shall likewise pay such increase in insurance to the Lessors upon written notice by the Lessors to the Tenant of the amount of such increase in insurance rates. Such additional insurance premiums shall be regarded as additional rent under the terms of this Lease which shall become due within thirty (30) days after notice of such increased premiums is given by the Lessors to the Tenant.

Section 12. Insurance to be Carried by Tenant. The Tenant shall save the Lessors harmless from any liability by reason of personal injury to any person or persons, or by reason of injury to any property on or about said premises, from any cause whatsoever, except injuries and damages resulting solely from the negligence of the Lessors, their agents, servants, employees and licensees or latent defects in the structural portions of the building, or patent or ascertained defects in the portion of the building which the Lessors are obligated to keep in repair and of which the Lessors have been duly notified in writing by the Tenant. The Tenant, at its own expense, shall carry Public Liability and Property Damage Insurance with an insurance carrier approved by the Lessors in the sum of at least THREE HUNDRED THOUSAND and NO/100 DOLLARS (\$300,000.00) in the aggregate for each claim or accident and ONE HUNDRED THOUSAND and NO/100 DOLLARS (\$100,000.00) for each person as its Public Liability coverage and at least FIFTY THOUSAND and No/100 DOLLARS (\$50,000.00) for each accident or claim as to its Property Damage coverage with appropriate endorsement or endorsements to said policy to protect the Lessors as their interests may appear, and a copy of said policy or policies, together with endorsements to be furnished to the Lessors. In the event the Tenant shall fail to obtain such insurance coverage, or having obtained such policies, fails to pay the premium thereon, the Lessors may obtain such insurance and pay such premiums, adding the cost thereof as additional rent to the Tenant at the time such premiums are paid, which additional rent shall become due and payable the first of the month following such payment by the Lessors.

Section 13. Termination of Lease Upon Casualty. In the case of damage by fire or other casualty to the building, or any part thereof, during the term hereby created or previous thereto to such an extent that Lessors decide to demolish, or substantially alter or substantially reconstruct the leased premises, Lessors or Tenant may, at their option, terminate this Lease and the term hereby created, by giving

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