

suffered by any one person, and to the limit of not less than Five Hundred Thousand Dollars (\$500,000.00) in respect to any one occurrence, and to the limit of not less than Fifty Thousand Dollars (\$50,000.00) in respect to damage to or destruction of property arising out of any one accident. Said policy of insurance shall name both Lessee and Lessor as insureds, as their interest may appear.

(b) All insurance provided for in this Section 6 shall be effected by Lessee through insurers satisfactory to Lessor and Lessee under valid and enforceable policies, and certificates of such policies shall be delivered to the Lessor by Lessee at Lessor's request.

(c) Lessor hereby waives all causes and rights of recovery against Lessee, Lessee's agents, officers and employees for any loss occurring to the buildings and improvements located on the leased premises resulting from any of the perils insured against under the aforesaid insurance policies, regardless of cause or origin, including the negligence of Lessee, Lessee's agents, officers and employees, to the extent of any recovery upon such policies of insurance, provided, however, that in the event said waiver of all causes and rights of recovery against Lessee, Lessee's agents, officers and employees, shall, during any portion of the term of this Lease, invalidate such policies of insurance in whole or in part, said waiver shall be void and of no force or effect during such portion of the term hereof.

7. Condition of the Premises. Lessee acknowledges that Lessee is now occupying the leased premises, that Lessee knows the condition of the leased premises and agrees that Lessee accepts the leased premises in the condition in which they are on the date of execution hereof. Lessee further