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(g) Lessee shall also pay all costs, expenses and reasonable attorney's fees that may be incurred or paid by Lessor in enforcing the terms of this Lease.

The Lessee shall keep in force such insurance policies covering liability as will fully protect the Lessee against claims of any and all persons for personal injury, death or property damage occurring in or about the demised premises or in or about any adjoining streets, sidewalks and passageways, such insurance to afford protection to the limit of not less than Three Hundred Thousand (\$300,000.00) Dollars in respect to injury or death to a single person and to the limit of not less than One Million (\$1,000,000.00) Dollars, and One Hundred Thousand (\$100,000.00) property damage in respect to any one accident. The Lessee shall furnish to the Lessor, upon request, evidence reasonably satisfactory to the Lessor that such insurance policies are in effect. In the event that the Lessee shall fail to provide such insurance coverage, the Lessor may (but shall not be obligated) to effect such insurance coverage in the names of the Lessee and the policy or policies shall also be in the name of, and fully protect, the Lessor with respect to such claims. The Lessee shall pay on demand the amount properly paid by the Lessor for such purpose with interest thereon at the rate of eighteen (18%) percent per annum, or the highest lawful rate, whichever is less, from the date of payment thereof by the Lessor, and in case of the failure of the Lessee so to pay, such amount shall be added to and become part of the next monthly installment of rent and shall become and thereafter for all purposes be additional rent and the Lessor shall have the same remedies for the collection thereof or otherwise as in the case of default of payment of the monthly rent hereby reserved.

It is further covenanted and agreed by the parties hereto that in no case shall the Lessor be liable, under any express or implied covenant of this Lease, for any damages whatsoever to the Lessee beyond the loss of rent reserved by this Lease, accruing after any act or breach of covenant for which damages may be sought to be recovered against the Lessor, and that in the event that the Lessee shall be

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