

condition and repair only the structural portions of the leased premises, the same being only the foundations, roof and outside walls of the leased premises.

Section 6.03. Utilities

Tenant shall promptly pay when due all charges for sewer, electricity, water, gas, garbage fees or any other utilities consumed in the leased premises which are regularly billed to Tenant for services rendered.

Section 6.04. Plate Glass

Tenant shall, at its expense, promptly replace any plate glass in the leased premises which may be broken, except plate glass which may be broken as a result of fire or other casualty covered by the insurance carried by the Landlord.

ARTICLE 7

INSURANCE

Section 7.01. Liability Insurance

Tenant shall keep in force with an insurance company authorized to do business in the state in which the leased premises are located, a policy of comprehensive public liability insurance, including property damage, with respect to the leased premises, in which the limits of coverage for bodily injury shall not be less than \$100,000.00 per person and \$300,000.00 per accident, and in which the coverage for property damage shall not be less than \$25,000.00 per accident. In addition to Tenant, the policy shall also name Landlord as an additional insured at the cost of the Tenant. Tenant shall, upon demand, deliver to Landlord from time to time a certificate or other evidence of the maintenance of the aforesaid coverage.

Section 7.02. Fire Insurance

Landlord agrees to carry, at its expense, appropriate fire and extended coverage insurance on the building which constitutes the leased premises. Such insurance carried by the Landlord shall cover only the structure itself and Tenant only shall carry all insurance on the contents in said structure without cost to the Landlord.

ARTICLE 8

ASSIGNMENT: SUBLETTING

Section 8.01. Assignment-Subletting

Tenant may not assign this lease or sublet the whole of the demised premises or sublet any part of the demised premises without written consent of the Landlord.

ARTICLE 9

DAMAGE OR DESTRUCTION: CONDEMNATION