

shall not include any items installed in or on the demised premises by the Landlord.

ARTICLE 7

MAINTENANCE OF LEASED PREMISES

Section 7.01. Maintenance by Tenant.

Tenant shall be responsible for all maintenance, repairs and replacements necessary to maintain the Tenant's premises in a safe, dry and tenantable condition including all maintenance, repairs and replacements of the plumbing, heating, electrical, and/or air conditioning systems and equipment, except as rendered necessary by fire or other casualty covered by the insurance carried by Landlord.

Section 7.02. Maintenance by Landlord.

Landlord shall, at its expense, maintain in good condition and repair only the structural portions of the Leased Premises, the same being only the foundations, sub-flooring, roof and exterior walls of the Leased Premises.

Section 7.03. 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 7.04. 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 Landlord.

ARTICLE 8

INSURANCE

Section 8.01. 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 8.02. Fire Insurance.

Landlord agrees to carry, at its expense, appropriate