

and such non-use period of time shall be added to the end of the expiration of this lease. This provision is contained herein due to the fact that LESSORS agree to make repairs as fast as possible and restore the premises to a useable condition in the event of fire or other casualty loss; provided, however, if such repairs or restoration cannot reasonably be made within a period of four (4) months from the date of such fire or other casualty, LESSORS and LESSEE may each, at their or its option, cancel this lease by giving to the other written notice of their or its election to do so within twenty (20) days after the date of such occurrence.

LIABILITY INSURANCE: LESSEE shall maintain sufficient and adequate liability insurance covering said premises with minimum limits of \$500,000 Bodily Injury and \$150,000 Property Damage. LESSORS shall be named as additional insureds on all of said policies.

HOLD HARMLESS CLAUSE: LESSORS shall not be responsible for claims for damages to property or injuries to any person or persons or for the death of any person or persons which may arise from or be incident to the use and occupation of the said premises by LESSEE, or claims for damages to the property of the LESSEE, or claims for damages to the property or injuries or death to the persons of the LESSEE'S officers, agents, servants, or employees, or others who may be on said premises at their invitation or the invitation of any one of them, except such claims for injuries, death, or damages to property as may be caused by the negligence or wilful act of LESSORS or any of them, and the LESSEE shall hold the LESSORS harmless from any and all such claims for which LESSORS are not responsible.

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