

7. Taxes. The Lessee shall pay to the Lessor the amount of all real estate taxes levied or assessed upon the premises as and when the same shall become due and payable, and the Lessor shall pay such taxes to the appropriate public authority. Lessor shall provide Lessee with written notice that the real estate taxes levied or assessed upon the premises are due and stating the amount thereof.

8. Insurance. The Lessee agrees to indemnify and hold the Lessor harmless at all times during the primary term hereof or any renewal thereof from and against any and all loss, damage, costs or expense on account of any claim for any injury to person (including death) or damage to property sustained by Lessee or by any other person which arises out of the use and occupancy of the premises by Lessee. In connection therewith, Lessee shall, at its own cost and expense, provide and keep in force for the benefit and protection of the Lessee and the Lessor, as their respective interests may appear and with the Lessor as an additional name insured, a general liability policy or policies in standard form protecting the Lessee and Lessor against any and all liability occasioned by accident or disaster with limits of coverage of not less than Twenty-Five Thousand Dollars (\$25,000.00) for property damage loss from any one accident, and not less than Five Hundred Thousand Dollars (\$500,000.00) for personal injury from any one accident and not less than One Hundred Thousand Dollars (\$100,000.00) for injury to any one person from any one accident. Proof of such insurance shall be provided to Lessor if requested.

9. Licenses, Utility Charges, etc. The Lessee shall pay all sums due on account of all utility services provided to the premises, including, but not limited to water, gas, and electricity. The Lessee also agrees to secure and pay for all occupational licenses and other licenses or permits necessary in the operation of the business to be conducted on the premises by the Lessee.