

LESSEES shall indemnify and save LESSOR harmless against any and all claims of third parties, damage and expenses arising from or incident to the business conducted by LESSEES in or about the premises, or from any act or negligence of LESSEES and its agents, employees, contracting invitees, licensees or other persons with or without authority of LESSEES in entering upon or performing any act relating to the leased premises. If any such claim or action is brought against LESSOR, LESSEES shall assume the defense thereof.

LESSEES shall pay and discharge any mechanics', materialmen's or other liens against the premises or Lessor's interest therein claimed in respect to labor, services, materials, supplies or equipment furnished or alleged to have been furnished to or upon the request of LESSEES. LESSEES may contest any lien claim upon furnishing LESSOR reasonable indemnification for the final payment and discharge thereof.

LESSEES shall procure and maintain standard fire and extended coverage insurance on the improvements for its full insurable value. Should any of such improvements be destroyed by fire or other casualty and LESSEES shall determine not to reconstruct such improvements, then and in that event, this lease shall terminate and the insurance proceeds shall be disbursed as follows:

- (a) To the payment of any mortgage indebtedness on such improvements of the LESSEES.
- (b) The remainder of such proceeds shall be divided between LESSOR and LESSEES, LESSOR receiving therefrom a proportionate amount equal to the then expired portion of the lease as against the entire term of said lease, and LESSEES receiving the balance.

LESSEES shall also procure and maintain public liability insurance insuring against all claims or actions

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