

~~In addition to fire and extended coverage insurance, Lessor shall carry liability insurance in connection with the exterior of the building. Lessee shall carry general public liability insurance on the interior of the building for the protection of both parties in an amount not less than One Hundred Thousand and no/100 (\$100,000.00) Dollars for injuries to any one person and not less than Two Hundred Thousand and no/100 (\$200,000.00) Dollars for injuries to more than one person, arising out of any one accident or occurrence.~~

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(12) ALTERATIONS TO BUILDING: After completing construction of the building in accordance with the plans and specifications, no structural alterations or additions shall, at any time, be made by the Lessee without the Lessor's prior written consent, which consent shall not be unreasonably withheld, except that Lessee, may, at its own expense, make such structural or other changes as may modernize and standardize the interior of the building, provided such changes do not alter the Lessor's residual value.

(13) COVENANT ON PROCEEDS: In the event of destruction of or damage of any kind to the building by reason of fire, the elements or other casualty, this letting shall not terminate nor shall the Lessee be relieved from any payment of rent or from performance of any of its other obligations hereunder, except that there shall be an abatement and waiver of rent for such period of time as the premises are not usable by the Lessee for its business purposes as a result of such damage or destruction. The Lessor shall be solely entitled to any insurance proceeds received by reason of the said destruction or damage and the building shall be restored to its prior condition by the Lessor with all reasonable diligence. The Lessor shall make the entire proceeds of the fire