

8. Injuries Sustained in and about Buildings. Tenant shall hold Landlord harmless against any and all claims, damages arising after the commencement of said lease term, and any orders, decrees or judgments which may be entered for damages or alleged damages resulting from any injury to person or property or for loss of life sustained in and about the leased building and improvements by any person or persons whatever. Tenant shall maintain, at its expense, public liability insurance in such amounts as shall be reasonably required by Landlord and shall indemnify and hold harmless Landlord from any claims, demands, damages, suits or causes of action arising out of the use of the demised building and improvements.

9. Condemnation. If at any time during the term hereof, the whole or substantially all of the premises shall be taken for any public or quasi public use under any statute or right of eminent domain, then, in such event, when possession shall have been taken thereunder of the premises by the condemning authority, the term hereby granted and all rights of the Tenant hereunder shall immediately cease and terminate and the rent shall be apportionately paid to the time of such termination. In such event, Landlord shall be entitled to receive from the condemnation proceeds the total unpaid rental attributable to the building and improvements leased herein for the remainder of the lease term. The excess of the condemnation award attributable to the building and improvements, if any, shall be paid to Tenant. In the event of a partial condemnation, following which the building and improvements leased herein are still suitable for use by Tenant, the entire condemnation award attributable to the building and improvements shall belong to Landlord without any deduction therefrom for any interest of the Tenant, and Tenant hereby assigns to Landlord any and all such award with any and all rights of Tenant in the same. Landlord shall receive and hold in trust the amount of such award relating to the building and improvements and shall

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