

and facilities, or by the bursting, stopping, leaking or running of any tank, washstand, closet or waste or other pipes in or about the leased premises or the building and building complex of which they are a part, unless directly resulting from facilities controlled and maintained by Landlord and from Landlord's act or neglect; nor for any damage occasioned by water being upon or coming through the roof, skylight, vent, trap-door or otherwise unless resulting from Landlord's act or neglect.

Tenant agrees to procure and maintain a policy or policies of insurance, at its own cost and expense, insuring Tenant, with Landlord named in additional insured, from all claims, demands or actions for injury to or death of any one person in an amount of not less than \$100,000 and for injury to or death or more than one person in any one accident to the limit of \$300,000, and for damage to property in an amount of not less than \$50,000, made by or on behalf of any person or persons, firm or corporation arising from, related to, or connected with the conduct and operation of Tenant's business in the leased premises. Said insurance shall not be subject to cancellation except after at least ten days prior written notice to Landlord, and the policy or policies, or duly executed certificate or certificates for the same, together with satisfactory evidence of the payment of the premium thereon, shall be deposited with Landlord at the commencement of the term and renewals thereof not less than thirty days prior to the expiration of the term of such coverage, and shall contain, in addition to the matters customarily set forth in such a certificate under standard insurance industry practices, an undertaking by the insurer to give Landlord not less than 10 days written notice of any cancellation or change in scope or amount of coverage of such policy. If Tenant fails to comply with such requirement, Landlord may obtain such insurance and keep the same in effect, and Tenant shall pay the Landlord the premium cost thereof upon demand as additional rent.

DAMAGE

8. Should the building constructed on the premises herein demised be partially destroyed by fire or other casualty, the Landlord, will with all due diligence, at its own expense, repair or restore the same so that thereafter the property shall be substantially the same as prior to such damage or injury. In such event, the rents shall abate in proportion to the