

All property kept, stored, or maintained in the leased premises shall be so kept, stored, or maintained at the sole risk of Tenant. Tenant agrees to pay and discharge any mechanic's, materialmen's, or other lien against the leased premises or Landlord's interest therein claimed in respect of any labor, services, materials, supplies, or equipment furnished or alleged to have been furnished to or upon the request of Tenant, provided that Tenant may contest such lien claim, upon furnishing to Landlord such indemnification for the final payment and discharge thereof, together with the costs and expenses of defending the same, as Landlord may reasonably require.

Landlord shall not be liable to Tenant for any damage occasioned by plumbing, electrical, gas, water, steam or other utility pipes, systems, 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 such damage is (a) not covered by Tenant's insurance, (b) directly resulted from facilities controlled and maintained by Landlord, and (c) directly resulted from Landlord's negligent act or omission; 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 as additional insured, from all claims, demands or actions for injury to or death of any one person in an amount of not less than One Hundred Thousand Dollars (\$100,000.00) and for injury to or death of more than one person in any one accident to the limit of Three Hundred Thousand Dollars (\$300,000.00) and for damage to property in an amount of not less than Fifty Thousand Dollars (\$50,000.00) 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 (10) 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 (30) 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 ten (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

6. The Tenant, throughout the term of this Lease, will insure the Demised Premises to the extent of its insurable value but not less than Two Hundred Fifty Thousand Dollars (\$250,000.00) against loss or damage by fire and other casualty with extended coverage and guaranteed rents insurance. The proceeds of all fire and casualty policies will be payable to the Landlord and shall contain a provision that the insurer will not cancel or change the insurance coverage without first giving the insured ten (10) days prior written notice. The insurance shall be with an insurance company approved by Landlord and the copy of the policy of insurance shall be delivered to the Landlord by Tenant. In the event that the building herein leased be damaged by fire or other casualty covered by the insurance that the Tenant agreed to carry, Landlord shall repair or rebuild the same at its own expense but provided, however, that Landlord shall not be obligated so to do in the event the cost of repairs or rebuilding exceeds the amount of insurance proceeds received by Landlord under subject policies. During the period that the building leased hereunder