

lien claims, 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 demised premises or the medical office building 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; nor for any damage arising from any acts or neglect of co-Tenants or other occupants of the medical office building or of adjacent property, or the public.

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 \$300,000.00 and for injury to or death of more than one person in any one accident to the limit of \$300,000.00 and for damage to property in an amount of not less than \$100,000.00 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 demised 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

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