

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.

All insurance maintained under this paragraph will provide for waiver of subrogation.

16. REPAIR, REBUILDING AND RESTORATION: Landlord will at all times during the term of this lease keep and maintain, or cause to be kept and maintained, the medical office building and the parking area and land upon which same is located, in good order and repair and in clean, sanitary, sound, serviceable and substantial condition, and will make all needed repairs and replacements of and to said improvements promptly as and when they are needed, excepting only ordinary wear and tear and repairs expressly required by this lease to be made by Tenant; and, subject to the rights of any mortgagee, Landlord will use available insurance proceeds to rebuild or restore any such improvements that are damaged or destroyed by fire or other casualty required to be covered by Landlord's insurance under the terms of this lease. If as a result of any such damage or destruction the whole or any part of the demised premises shall become untenable by Tenant, rental shall cease or abate justly and proportionately during the continuance of such condition. If repairs and restoration required to be made by the Landlord hereunder to the demised premises are not substantially completed within a period of ninety (90) days (extended for delays resulting from causes beyond the control of the Landlord), the Tenant at its option may terminate this lease.

17. EMINENT DOMAIN: If any part of the space in which Tenant is conducting its business or twenty-five percent (25%) or

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