

levy or other governmental charge or imposition, the expenses of which shall be paid by the moving party desiring to so contest. In connection herewith, Lessors and Lessee agree, at the expense of the moving party, to cooperate and to execute and deliver all appropriate papers, documents or other instruments which may be necessary or proper to permit the moving party to contest any such tax assessment or levies.

11. Indemnity and Insurance: Lessee agrees to indemnify and/or hold and save Lessors harmless at all times during the term of this Lease and any extension hereof from and against any and all loss, damage, cost or expense on account of any claim for injury (including death) or damage either to person or property sustained by Lessors or by any other person which arises from the use and occupancy of the demised premises by Lessee, or from any fault or negligence of the Lessee, or from any failure of Lessee to comply with any of the terms, covenants or conditions of this Lease.

In connection herewith, Lessee shall at his own cost and expense provide and keep in force for the benefit and protection of Lessee and Lessors, as their respective interests may appear and with Lessors as additional named insureds, a general liability policy or policies in standard form protecting Lessee and Lessors against any and all liability occasioned by accident or disaster with minimum limits of \$100,000/\$300,000 for personal injury or death and \$50,000 for property damage. A certificate of the insurer, with proof of payment of premium, evidencing such insurance, shall be deposited with Lessors and a renewal policy shall be secured not less than ten (10) days prior to the expiration of any policy. Lessors shall have the right to settle and adjust all liability claims against Lessors and all claims of Lessors against the insuring companies; and upon written request of Lessors, Lessee shall at Lessee's own cost and expense appear for and defend Lessors in any action to which Lessors may be made parties arising out of any such claim for insurance or damage (except those suits resulting from Lessors' unlawful or negligent acts).

Lessors covenant and agree to carry fire and extended coverage insurance on all improvements on the demised premises insuring Lessors and Lessee as their interests may appear against hazards customarily

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