

ARTICLE VII

UTILITIES

The Lessee shall pay for all utilities. Lessee shall not be liable for any prior utility bills of the Lessor or former occupants.

ARTICLE VIII

DAMAGE TO PREMISES

In the event the premises or any part thereof shall at any time during the said term be destroyed or damaged by fire or other unavoidable casualty so as to be unfit for occupancy and use for a period of sixty (60) days, then this Lease shall terminate at the option of the Lessee.

ARTICLE IX

NON-LIABILITY OF LESSOR

The Lessee shall, during the entire term hereof, keep in full force and effect a policy of public liability and property damage insurance with respect to the leased premises, and the business operated by the Lessee and sub-lessee of Lessee in the leased premises in which the limits of public liability shall be not less than \$100,000.00 per person and \$300,000.00 per accident and in which the property damage liability shall be not less than \$50,000.00. The policy shall name Lessor and Lessee as insured, and shall contain a clause that the insurer will not cancel or change the insurance without first giving the Lessor ten days prior written notice. A copy of the policy of insurance shall be delivered to the Lessor. Lessor shall maintain fire insurance on building and equipment and insurance covering damage to the equipment.

ARTICLE X

DEFAULT OF LESSEE

It is further understood and agreed that should any installment of rent be

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