

save harmless the Lessor from and against any and all loss, damage, claims, demands, liability or expense by reason of any damage or injury to property or person which may be claimed to have arisen as the result of or in connection with the occupancy or use of said premises by Lessee.

Lessee shall, at its expense, provide and maintain in force during the entire lease term public liability insurance with limits of coverage of not less than \$5,000.00 for property damage loss from any one accident and not less than \$300,000.00 for personal injury from any one accident and not less than \$100,000.00 for injury to any one person from any one accident, such insurance to cover the leased building space (including the exterior thereof) and each policy of such insurance to name as the insureds thereunder the Lessor and the Lessee. Each such liability insurance policy shall be of the type commonly known as Owner's, Landlord's and Tenant's insurance, or such other type as is approved by Lessor. During the lease term, Lessee shall provide, at his expense, plate glass insurance providing full coverage for replacement of destroyed or damaged plate glass in or on the premises. The originals of each and all such policies of insurance, or duplicates thereof, issued by the insurance company or companies, shall be delivered to Lessor.

The Lessor shall maintain in force and effect adequate fire insurance covering the premises leased to Lessee.

TAXES: Lessor shall pay all real property taxes due on said premises, with the exception that after the second year of this Lease Agreement Lessee shall be responsible for any increase in property tax during the course and term of this Lease Agreement.