

sole cost and expense, against all risks of loss or damage by fire and such other risks as are covered by endorsement commonly known as supplemental or extended coverage for not less than eighty percent (80%) of the full insurable value of the buildings on the premises, including the buildings' service equipment and shall carry public liability and property damage insurance covering the premises in amounts of not less than \$300,000 in respect of bodily injury or death to any one person, not less than \$300,000 in respect of any one accident, and not less than \$50,000 in respect of property damage. All such insurance shall insure both Lessors and Lessees. Lessees may effect such coverage under their blanket policies. All such policies shall be written by companies presently insuring Lessees or other companies reasonably satisfactory to Lessors and certificates showing such coverages to be in effect shall be furnished to Lessors upon request.

(b) The term "full insurable value" shall mean the actual replacement cost, less physical depreciation, excluding foundation and excavation costs. The full insurable value shall be determined whenever reasonably requested by the Lessors by a qualified appraiser selected and paid by the Lessees and acceptable to the Lessors. The finding of such appraiser shall not be binding without the written approval of the Lessors, which approval shall not be unreasonably withheld.

(c) All insurance provided for in this Lease shall be effected under enforceable policies issued by insurers of recognized responsibility licensed to do business in this state. At least fifteen (15) days prior to the expiration date of any policy, the original renewal policy for such insurance shall be delivered by the Lessees to the Lessors. Within fifteen (15) days after the premium on any policy shall become due and payable, the Lessors shall be furnished with satisfactory evidence of its payment.

Handwritten initials:
 JMC
 JMC
 JMC