

fire or other casualty covered under standard fire and extended coverage policy.

7. Should the building or any substantial part thereof be destroyed or so damaged by fire and other casualty as to render the same unsatisfactory for occupancy by the Lessee, then this Lease may be terminated at the option of the Lessor or Lessee. Should the building be damaged to such an extent that the same may be fully repaired within 60 days and to such an extent as not to substantially interfere with the use and occupancy of the same by the Lessee, then the same shall be repaired by the Lessor within 60 days and a proportionate part of the rent, commensurate with the extent of interference with the Lessee's occupancy, shall be suspended during the period required for repairs.

8. The Lessor agrees to carry public liability insurance in the amount of not less than \$100,000.00 in a company acceptable to the Lessee and to indemnify and hold the Lessee harmless from any loss or liability to any person by reason of structural defect in the premises. The Lessee agrees to carry public liability insurance in the amount or not less than \$100,000.00 in a company acceptable to the Lessor and to indemnify and hold the Lessor harmless from any loss or liability to any person from any other cause arising out of the occupancy of the premises by the Lessee.

9. It is mutually agreed that if any installment of rent be past due and unpaid by the Lessee for a period of thirty days, or on violation of any of the terms and conditions of this lease, which is not corrected within

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