

10. Little will pay all taxes and assessments on the property during the life of the lease from July 1, 1967, and the taxes on any improvements made by him, if tax upon such improvements is assessed in 1967.

11. Little will provide adequate insurance, including fire, hazard, and extended coverage, to cover the replacement cost of the property or to cover the mortgages on the premises, whichever shall be greater.

12. Little will provide liability and property damage insurance as provided for hereinbelow.

From and after the commencement date of this lease and throughout the residue of the term of this lease and any extensions thereof, Little shall protect, indemnify and save harmless Moore from and against any and all loss, damage or liability incurred by any act or neglect of Little, or any of his agents, servants or employees, in, on or about the demised premises, and he will, at all times, at his own cost, protect Moore with public liability insurance and property damage insurance in such responsible insurance company or companies authorized to do business in the State in which the demised premises are located, in such form as may be reasonably satisfactory to Moore, in amounts not less than One Hundred Thousand Dollars (\$100,000.00) in case of damage or injury to one person, nor less than Two Hundred Thousand Dollars (\$200,000.00) in case of damage or injury to more than one person. The property damage insurance coverage required hereunder shall not be less than Ten Thousand Dollars (\$10,000.00) in case of damage to properties arising out of one accident. Little will, with ten (10) days of the commencement date of this lease, or as soon thereafter as made available by the insurance company, deposit with Moore a duplicate certificate showing such insurance to be then in force.

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