

provided all terms, conditions, and covenants of which contract have been complied with by Tenant and said Tenant restores the leased premises to the condition required of it by Paragraph VI hereof.

VIII.

RESPONSIBILITY TO THIRD PARTIES

(a) Tenant, in conformity with the laws of the State of _____, assumes full responsibility for any vices or defects in the leased premises and agrees to hold Landlord harmless for any damages to any person, persons or property sustained upon the leased premises.

(b) Tenant agrees to carry at all times during the term of this lease, at its sole expense and as a part of the consideration for this lease for the benefit of landlord, its successors or assigns, general public liability insurance against claims for bodily injury, death or property damage occurring upon, in or about the leased premises, such insurance to afford protection to the limits of not less than ONE HUNDRED THOUSAND and NO/100 DOLLARS (\$100,000.00) to any one person, THREE HUNDRED THOUSAND and NO/100 DOLLARS (\$300,000.00) to more than one person in any one accident and FIVE THOUSAND and NO/100 DOLLARS (\$5,000.00) in property damage. Each policy of insurance, or a certificate thereof, shall be promptly deposited with Landlord and shall provide for ten (10) days advance written notice to the Landlord in the event of cancellation or change. Each policy of insurance shall be accompanied by evidence of the payment of premiums therefor in a form reasonably satisfactory to Landlord. If tenant fails to furnish Landlord with such policy or policies of insurance or such certificates prior to occupancy of the leased premises, or at any time thereafter, Landlord may cause such insurance to be issued and charged to the account of Tenant; provided that nothing herein shall be interpreted as requiring Landlord to secure such insurance. In the event of payment of such premiums by Landlord for the account of Tenant, as herein provided, the amount of such premium so paid shall bear 8% per annum interest until repaid by Tenant to Landlord.