

and discharge thereof, together with the costs and expenses of defending the same, as Lessor may reasonable require.

Lessor shall not be liable to Lessees for any damage occasioned by plumbing, electrical, gas, water, steam, sprinkler system, or other utility pipes, systems, and facilities, or by the bursting, stopping, leaking or running of any tank, washstand, closet or waste, sprinkler heads or other pipes in or about the leased premises or the building of which they are a part, unless directly resulting from facilities controlled and maintained by Lessor and from Lessor's act or neglect; nor for any damage occasioned by water being upon or coming through the roof, skylight, vent, trap-door or otherwise unless resulting from Lessor's act or neglect.

Lessees shall, during the entire term hereof, keep in full force and effect a policy of public liability and property damage insurance with respect to the leased premises, and the business operated by Lessees and any subtenants of Lessees in the leased premises in which the limits of public liability shall not be less than \$100,000 per person and \$300,000 per accident and in which the property damage liability shall be not less than \$25,000 and medical payments not less than \$1,000 per person and \$10,000 per accident. The policy shall name the Lessor, any person, firms or corporations designated by Lessor, and Lessees as insured, and shall contain a clause that the insurer will not cancel, fail to renew, or change the insurance without first giving the Lessor ten (10) days prior written notice. The insurance shall be in an insurance company approved by the Lessor and a copy of the policy or a certificate of insurance shall be delivered to the Lessor. If Lessees fail to comply with such requirement, Lessor may obtain such insurance and keep the same in effect and Lessees shall pay the Lessor the premium cost thereof upon demand as additional rent.

ARTICLE VII. RIGHTS OF PAYMENT UPON DEFAULT:

The Lessees shall pay as rental, in additon to the rental herein reserved, any and all sums which may become due by reason of the failure of Lessees to comply with all of the covenants of this Lease, including payments of taxes and insurance, and any and all damages, costs and expenses which the Lessor may suffer or incur by

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