

or anyone for whose acts the Landlord would be responsible, or when any such loss or damage results from the failure of the Landlord to perform any of the obligations required to be performed by the Landlord under the terms of this lease.

10. Insurance: The Tenant agrees that it will, at its cost and expense, obtain and keep in force and effect, in the names of the Landlord and the Tenant, general liability insurance against any and all claims for personal injury or property damage occurring in, upon or about the premises during the term of this lease. Such insurance shall be maintained with limits of liability of not less than One Hundred Thousand (\$100,000.00) Dollars for injuries to any one person in any one accident or occurrence; Three Hundred Thousand (\$300,000.00) Dollars for injuries to any number of persons in any one accident or occurrence; Twenty-Five Thousand (\$25,000.00) Dollars for damage to property in any one accident or occurrence; and One Hundred Thousand (\$100,000.00) Dollars for products liability insurance.

11. Condemnation:

(a) In the event that all of the leased premises be taken by any public or quasi-public authority by virtue of the power of eminent domain, the within lease will terminate as of the date of the taking possession of said premises by the condemning authority. In the event that a substantial portion of said premises be so taken, so that the remaining portion of said premises not so taken is unsuitable for use by the Tenant for the conduct and operation of its mobile home business, the Tenant shall have the right to elect to (i) continue the lease in full force and effect; or (ii) terminate the lease as of the date of the taking of possession of that portion of the premises so taken by the condemning authority, in which event any unearned rent paid or credited will be refunded by the Landlord to the Tenant; or (iii) negotiate with the Landlord for a reduction of the amount of rental, commensurate with the reduced area and/or reduced utility of the premises, in lieu of the amount of rental hereinabove provided, which reduced rental will become effective upon the date of such taking. In the event that less than a

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