

of the appropriate taxing authority, if available, or if such official receipts are not available, then other proof reasonably satisfactory to Lessor evidencing the payment thereof.

(c) If Lessee shall default in payment of any taxes or assessments required to be paid by Lessee hereunder, Lessor shall have the right to pay the same, together with any penalties and/or interest, in which event the amount so paid by the Lessor shall be paid by the Lessee to Lessor on demand, together with interest thereon at the rate of Eight (8%) per cent per annum from the date of payment thereof by Lessor, and if not so paid by Lessee, may be collected by Lessor in the same manner as rent.

6. Insurance.

(a) Lessee shall maintain insurance during the term of this Lease, as provided for in this Subsection 6 (a), and shall pay the cost of initial and renewal premiums therefor and present receipted bills therefor to Lessor.

Insurance shall cover Lessor and Lessee, as their interests shall appear and shall be maintained as follows:

(i) Replacement value insurance on all buildings, structures or other improvements now or at any time hereafter constituting a part of the leased premises against loss or damage by fire, lightning and such perils as are from time to time comprehended within the term "Extended Coverage".

(ii) Public liability insurance against claims for bodily injury or death and for injury to or destruction of property occurring upon, in or about, or arising from the leased premises, such insurance to afford protection to a limit of not less than Three Hundred Thousand Dollars (\$300,000.00) in respect to bodily injury or death