

prior to December 1, 1975.

IV. INSURANCE

(a) Lessee shall carry public liability insurance in an amount of not less than \$200,000/500,000/50,000, indemnifying Lessee and Lessor as their interest may appear. Lessee shall, at all times, keep said insurance in full force and effect with Lessor as additional insured: demonstrating the same by delivering to Lessor copies of insurance policies or certificates of insurance evidencing the same.

(b) Lessee shall keep the premises and improvements thereon insured against fire, casualty, wind and extended coverage throughout the term of this Lease, at it's own cost and expense, in the full insurable value thereof, naming the Lessor as the insured. The Lessor agrees to subordinate her interest in such insurance policy to a Mortgage of a valid and bona fide construction loan and/or the Original First Mortgage Loan. The Lessor and Lessee covenant and agree, subject to the consent of such Mortgagee, that insurance proceeds received following any fire or casualty shall be employed to restore the improvements insofar as possible. The original or a copy of the policy shall be delivered to the Lessor.

(c) The policies specified in sub-paragraphs (a) and (b) shall be in a company or companies acceptable to the Lessor.

(d) Upon the failure of the Lessee to furnish the Lessor with copies or certificates as provided in sub-paragraph (a) or the originals or copies as provided in sub-paragraph (b) and/or failure to comply with sub-paragraph (c) upon commencement of construction of improvements and thereafter at least five days prior to the expiration of any policy or policies, the Lessor, in addition to any other rights under this Lease, may, at it's option, place such requisite insurance at Lessee's expense and cost and the payment thereof shall be considered as additional rent due from Lessee immediately.

NBP, ATTY.
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V. TAXES

Lessee shall pay, before the same shall become delinquent, all taxes, rates, levies, benefit assessments and charges of any kind, general or special, which during the term hereof may be payable or lawfully assessed upon the premises. Lessee agrees to furnish the Lessor, for inspection and

Handwritten signatures and initials:
J. J. [unclear]
[unclear]
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