

(b) To be responsible for the insurance of the personal property on said premises owned by or under the control of Lessee.

(c) To carry a minimum of Two Hundred Thousand and No/100 (\$200,000) Dollars public liability insurance coverage on the demised premises including the building and the parking area.

(d) Lessee will be responsible for the protection of all its property and employees without any charges whatsoever to the Lessor.

(e) The Lessee agrees to defend and hold the Lessor harmless from any and all claims, demands and suits of every kind and nature arising from or in any way related to the use and/or occupancy of the demised premises during the term or terms of this lease, unless the same is due to the negligence of Lessor.

THE LESSEE AND THE LESSOR do hereby mutually covenant and agree as follows:

Should the Lessee fail to pay any rental installment herein provided within thirty (30) days after the same shall become due or fail to perform any of the covenants and agreements contained herein, and such failure to pay or perform shall continue for a period of thirty (30) days after receipt by the Lessee of written notice thereof, the Lessor may, at its option, declare this lease terminated and take immediate possession of the demised premises, collecting the rental up to the time of the retaking of possession, or Lessor may pursue any and all other remedies available to him.

THE LESSEE will not permit any mechanic's or materialman's or other lien to stand against the demised premises for any labor or material furnished the Lessee in connection with work of any character performed on the demised premises by or at the direction of the Lessee and the Lessor will not permit any such lien for work or material furnished the Lessor to stand

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