

policy or policies of General Comprehensive 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 Demised Premises and the adjoining streets and passageways, and arising out of the use or occupation of the Demised Premises by Lessee, such insurance to afford protection to a limit of not less than One Million (\$1,000,000) Dollars with respect to bodily injury, disease, illness or death to any one person, and to the limit of not less than Two Million (\$2,000,000) Dollars with respect to any one occurrence, and to the limit of not less than Five Hundred Thousand (\$500,000) Dollars with respect to damage to or destruction of property arising out of any one occurrence;

* The cost of the building located upon the Demised Premises at the commencement of the term of this Lease and any New Construction, as defined in the Lease, constructed on the Demised Premises during their term of this Lease and financed by a New Mortgage, as defined in the Lease, as certified by Lessee to Lessor at or prior to the commencement date and within sixty (60) days following completion of any New Construction. Landlord's certification of cost shall exclude cost of all footings, foundations, building pads and paving.