

All proceeds of such insurance in case of loss or damage shall be used toward the full compliance with obligation of the Lessee assumed under the preceding paragraph hereof to the extent that such proceeds not required for such purpose and any balance of such proceeds shall be released to the Lessee.

Lessee shall also procure and maintain public liability insurance insuring against all claims or actions arising from or incident to the business conducted by Lessee in or about the premises or from any act or negligence of Lessee and its agents, employees, contracting invitees, licensees or other persons with or without authority of Lessee in entering upon or performing any act relating to the leased premises in an amount not less than One Hundred Thousand Dollars (\$100,000.00) for injury to or death of one person, in an amount not less than \$200,000.00

for injury to or death of two or more persons and for damage to property in an amount not less than \$250,000.00.

Lessor shall have no ownership interest in such insurance and will sign all proper documents in connection with the settlement of any loss by Lessee upon assurance that the proceeds will be used for the purpose intended. Lessor shall be named as an insured on all policies as their interest may appear. Lessee shall provide evidence satisfactory to Lessor that such insurance is in effect.

Should any State, Federal or Municipal authority condemn any portion of said premises for public purposes, the rent herein provided shall be prorated in proportion to the amount of property taken.