

of this Lease, with minimum limits of \$100,000.00 for bodily injury to or death of any one person, \$300,000.00 for bodily injuries or death of more than one person in one occurrence, and \$50,000.00 for property damage. Such insurance shall be written with a company or companies of recognized responsibility authorized to engage in the business of general liability insurance in the state in which the demised premises are located, and there shall be delivered to Landlord a certificate of such insurance, and of any renewals and replacements. All such policies shall name Landlord as an additional insured and shall contain a provision that they may not be cancelled without at least ten (10) days' written notice to Landlord. In the event the Tenant fails to furnish such policies, Landlord may obtain such insurance and the premiums on such insurance shall be deemed additional rent to be paid by Tenant to Landlord upon demand.

Section 8.01 Tenant covenants and agrees to pay for all public utility services rendered or furnished to the demised premises, including water, gas, electricity, sewer rental, and the like, together with all taxes levied or other charges on such utilities.

ARTICLE XIX - ATTORNEYS FEES

Section 19.01 Should any action, proceeding or lawsuit be brought by either party against the other, in order to enforce any of the provisions hereof, the successful party shall be entitled to collect the cost of attorney's fees as fixed by the Court in said action or proceeding.

ARTICLE XX - EMINANT DOMAIN

Section 20.01 In the event the demised premises or any part thereof shall be taken or condemned either permanently or temporarily for any public or quasi public use or purpose by any competent authority in appropriate proceedings or by and right of eminent domain, the entire compensation award therefor, both leasehold and reversion, shall belong to the Landlord without any deduction therefrom for any present or future estate of Tenant and Tenant hereby assigns to Landlord all its right, title and interest to any such award. Tenant shall, however, be entitled to claim, prove and receive in such condemnation proceedings such award as may be allowed for loss of prospective profits by the Tenant

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