

(b) Lessee shall maintain 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 leased premises, such insurance to afford protection to a limit of not less than Three Hundred Thousand (\$ 300,000.00) Dollars in respect to bodily injury or death suffered by any one person, and to limit of not less than Five Hundred Thousand (\$ 500,000.00) Dollars in respect to any one occurrence, and to the limit of not less than Fifty Thousand (\$ 50,000.00) Dollars in respect to damage to or destruction of property arising out of one accident. Said policy of insurance shall name both Lessee and Lessor as insureds, as their interest may appear.

(c) All insurance provided for in this Section 6 shall be effected by Lessor through insurers satisfactory to Lessor and Lessee under valid and enforceable policies, and certificates of such policies shall be delivered to each party at the other's request.

(d) Lessor hereby waives all causes and rights of recovery against Lessee, Lessee's agents, officers, and employees for any loss occurring to the buildings and improvements located on the leased premises resulting from any of the perils insured against under the aforesaid insurance policies, regardless of cause or origin, including the negligence of Lessee, Lessee's agents, officers, and employees, to the extent of any recovery upon such policies of insurance, provided, however, that in the event said waiver of all causes and rights of recovery against Lessee, Lessee's agents, officers, and employees, shall, during any portion of the term of this Lease, invalidate such policies of insurance in whole or in part, said waiver shall be void and of no force or effect during such portion of the term hereof.

7. Condition of the Premises. The property contains 12,000 sq. ft with the building 100 x 120 square feet of floor space. Lessor warrants that the premises shall be fit and suitable for occupancy and the specified authorized use set forth in Paragraph 3 above. Lessee agrees not to make any changes, alterations, or additions about the leased property without first obtaining the written consent

4328 RV.2