

(9) SIGNS. Lessee shall have the right to place signs or other advertising devices on the building or the premises provided that such signs comply in all respects with laws and municipal ordinances relating thereto.

(10) INSURANCE COVERAGE. It is agreed that the Lessee will, during the continuance of this lease, at its own cost and expense, keep any building or buildings located on the demised premises covered by adequate fire insurance with extended coverage. It is agreed that Lessee will indemnify and/or hold and save the Lessor harmless at all times during the primary term of this lease and any extension hereof from and against any and all loss, damage, cost or expense on account of any claim for injury (including death) or damage either to person or property sustained by the Lessor or by any other person which arises out of the use and occupancy of the demised premises by the Lessee (except those resulting from the Lessor's unlawful or negligent acts). In connection herewith, Lessee shall at its own cost and expense provide and keep in force for the benefit and protection of the Lessee and Lessor, as their respective interests may appear and with the Lessor as an additional named insured, a general liability policy or policies in standard form protecting the Lessee and Lessor against any and all liability occasioned by accident or disaster with minimum limits of \$100,000/\$300,000. A renewal policy shall be secured not less than ten (10) days prior to the expiration of any policy and a certificate of the insurer, with proof of payment of premium, evidencing such insurance, shall be deposited with the Lessor upon the Lessor's request. The Lessor shall have the right to settle and adjust all liability claims against Lessor and all claims of Lessor against the insuring companies and upon written request of the Lessor, Lessee shall at the Lessee's own cost and expense appear for and defend the Lessor in any action to which the Lessor may be made a party arising out of any such claim for insurance or damage (except those suits resulting from the Lessor's unlawful or negligent acts).

(11) PAYMENT OF TAXES, ASSESSMENTS AND UTILITIES. The Lessee agrees that it will pay promptly when the same becomes due all taxes,