

statements directly to Tenant. Tenant shall have the right, in good faith, at its cost, to contest and resist any taxes or assessment or other dispositions levied against or imposed upon the leased premises.

CASUALTY DAMAGE

During the term of this Lease, Tenant shall procure and maintain fire and extended coverage insurance on all buildings and improvements now or hereafter erected on the leased premises for the benefit of the Tenant and the Landlord as their respective interests may appear. The insurance shall be of the type customarily purchased by Tenant and shall be for eighty percent (80%) of the replacement cost of such improvements. Landlord shall not carry any insurance concurrent in coverage and contributing in the event of loss with any insurance required to be furnished by Tenant hereunder if the effect of such separate insurance would be to reduce the protection or the payment to be made under Tenant's insurance. Any insurance required to be provided by Tenant pursuant to this Lease may be provided by blanket insurance covering the improvements to the leased premises and other locations of Tenant, provided such blanket insurance complies with all the other requirements of this Lease, with respect to the insurance involved.

LIABILITY INSURANCE

Tenant agrees at Tenant's expense to maintain in force continuously throughout the term of this lease and any extension hereof public liability insurance covering the leased premises, with limits of \$100,000.00 for death or injury to one person, \$300,000.00 for death or injury to more than one person and \$50,000.00 for property damage, and shall upon written request of Landlord furnish Landlord a certificate by the insurer that such insurance is in force.

COMPLIANCE WITH LAWS

Tenant will promptly comply with all applicable and valid laws, ordinances and regulations of Federal, State, County, Municipal or other lawful authority pertaining to the use and occupancy of the leased premises.

ASSIGNMENT AND SUBLETTING

Tenant shall have the right to assign or sublease the whole or any part of the demised premises, provided that any assignment or sublease shall be subject to all of the terms and conditions of this lease and that Tenant

57  
80  
91  
0.

4328 RV-2