

11/11/2019

11. The Tenants will carry liability insurance upon the premises leased herein in the amounts of at least TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) for each person and FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00) for each incident.

12. The Tenants agree to maintain said premises in the same condition, order, and repair as they are at the commencement of said term, excepting only reasonable wear and tear arising from the use thereof under this Agreement, and to make good to said Landlord immediately upon demand any damage to the heating, air conditioning, or water apparatus, or electric lights or wires, or any fixtures, appliances, or appurtenances of said premises, or of the building caused by act or neglect of the Tenants, or of any person or persons in the employ or under the control of the Tenants.

13. The Landlord agrees that the Tenants on paying the stipulated rental and keeping and performing the agreement and covenants herein contained, shall hold and enjoy the premises for the term aforesaid, subject, however, to the terms of this Lease.

14. The Landlord shall not be liable for any stoppage of any service normally supplied to the Tenants caused by riot, strike, accident, or circumstances beyond its control, or for stoppages for improvements, needful repairs, or improvements when occasioned by any casualty, provided the Landlord uses reasonable diligence to resume such services.

15. In the event that the Landlord, during the term hereby demised, shall deem it necessary, or shall be required by the order or decree of any court, or any other governmental authority, to repair, alter, remove, reconstruct, or improve any part of the demised premises or of the building of which said premises are a part, then such repairing, alteration, removal, reconstruction, or improvement shall be made by and at the expense of the Landlord as promptly as possible with a minimum of inconvenience to the Tenants, and except as hereinafter stated shall not in any way affect the obligations or covenants of the Tenants herein contained. In the event the premises are rendered untenable by reason of such alteration, repair, removal, reconstruction,

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