

Lessee's expense, to contest the same and if and to the extent such lien is substantiated, Lessee shall cause the same to be discharged within twenty (20) days after the date any such judgment of a Court of competent jurisdiction shall become final. If the Lessee fails to discharge such mechanic's lien within the time as above provided, then Lessor may, but is not obligated to, discharge the same by payment of the amount claimed to be due, and amount so paid by the Lessor shall be deemed additional rent and payable on the next due date.

14. INSURANCE

A. At all times subsequent to the commencement date of the term of this Lease and during its full term, the Lessee shall keep the building, the building service equipment and all improvements upon the demised premises covered by fire and extended coverage insurance, and vandalism and malicious mischief insurance (all such insurance being with a deductible clause of not more than One Hundred and No/100 (\$100.00) Dollars), and such insurance shall be in an amount equal to not less than the full insurable value thereof. Any deductible so elected by the Lessee shall be guaranteed by the Lessee herein in case of loss.

B. All policies of insurance required to be maintained by the Lessee shall name the Lessee and Lessor as the insured as their respective interests may appear. Upon the effective date of this Lease, and thereafter not less than fifteen (15) days prior to the expiration dates of the expiring policy theretofore furnished pursuant to this paragraph, originals of the policy for such insurance shall be delivered by the Lessee to the Lessor.

C. The Lessee agrees to deliver to the Lessor, on the inception date of such policy, the usual certificates of the insurance carrier, certifying that such insurance is in force.

D. Lessee agrees that it will carry, at its sole cost and expense, fire and extended coverage insurance, covering all of its personal property within the demised premises, so as to be able to, and in the event of a damage or destruction, Lessee shall, make replacement of its personal property.

15. INSOLVENCY OR BANKRUPTCY

A. In the event of the insolvency or bankruptcy of the Lessee or the filing of any petition under the Bankruptcy Act, voluntarily or involuntarily, and such bankruptcy is not stayed within ninety (90) days of the filing of such petition, or in the event of a general assignment of the benefit of creditors,

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