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entered upon by Lessee, reasonable use and wear thereof and damage by the elements excepted.

13. NEGLIGENCE. Each party shall be responsible for losses resulting from negligence or misconduct of himself, his employees or invitees. Upon taking possession, Lessee shall deposit with Lessor Certificates of Insurance naming Lessor thereunder as additional insured, the same to be placed with a Triple A Insurance Company as rated by Best & Company, and in amounts satisfactory to Lessor.

14. CONDEMNATION. In the event of condemnation of all or any part of the demised premises, or property of which it forms a part, Lessor shall have the option of terminating this Lease as of the date of such taking of possession. In general, it is the intent of this Section that, upon condemnation, the parties hereto shall share in their awards to the extent that their interests, respectively, are depreciated, damages, or destroyed by the exercise of the right of eminent domain. In this connection, if the condemnation is total, the parties agree that the condemnation award shall be allocated so that the then value of the property, as though it were vacant property, shall be allocated to the Lessor, and the then value of the building or buildings thereon shall be allocated between the Lessor and Lessee after giving due consideration to the number of years remaining in the term of this Lease and the condition of the buildings at the time of condemnation.

15. BANKRUPTCY OR REARRANGEMENT. In the event a petition for bankruptcy or rearrangement is filed voluntarily or involuntarily by or against Lessee, or in the event a receiver is appointed on Lessee's behalf, Lessor shall have the option of immediately terminating this Lease or using such other remedies as permitted by law.

16. SUCCESSORS. This Lease shall be binding upon Lessee's successors, assigns, heirs, executors and administrators.

17. FIRE INSURANCE. The Lessee shall be responsible for providing appropriate fire and extended coverage insurance for the improvements on leased premises in an amount equal to the

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