

of this lease public liability and property damage insurance coverage with respect to the leased Premises, including those portions of the said Premises used for driveways, walkways, and parking areas. The insurance coverage to be provided by the Lessee shall contain a single limit of not less than Five Hundred Thousand (\$500,000.00) Dollars for injury, death, or damage to property for any one accident. Any policy or policies of insurance required by this Lease shall be issued by one or more insurance companies authorized to engage in business in the state where the leased premises are situate, and at least ten (10) days prior to the expiration term of any such policy, Lessee shall supply Lessor with a substitute therefor with evidence of the payment of the premium thereon. Any policy or policies procured by Lessee shall show Lessor as an additional insured party. If Lessee shall not pay the premium, then Lessor may pay the premium or may procure such insurance and pay the premiums thereon and the amounts so paid by Lessor shall be added to the installment of monthly rent becoming due on the first of the next succeeding month and shall be paid by Lessee as additional rent. Any policy or policies of insurance procured by Lessee shall provide also that Lessor will be given not less than thirty (30) days' notice prior to cancellation or termination of a coverage afforded by such policy. Lessee shall upon written request of Lessor furnish a certificate by the Insurer that such insurance is in force.

14. Compliance with laws. Lessee 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 Premises.

15. Assignment and Subletting. Lessee shall have the right to assign, sublease, or otherwise transfer, any right or interest held in the whole or any part of the demised premises, but only with the prior written consent of Lessor, such consent not to be unreasonably withheld. If Lessor consents to the assignment, sublet, or other transfer of any right or interest hereunder by Lessee, such approval shall be limited to the particular instance specified in the consent, Lessee shall not be relieved of any duty, obligation, or liability under the provisions of this Lease, and any such assignment or sublease shall be subject to all of the terms and conditions of this Lease.

16. Indemnification. The Lessee agrees hereby to indemnify and save Lessor harmless from any and all actions, demands, liabilities, claims, losses, or litigation expenses arising out of, or connected with the Lessee's occupancy or use of the leased premises and which results from any alleged act or negligence of Lessee, its employees, agents, customers or invitees, or from any condition existing on the Premises.

17. Identity of Interest. The execution of this Lease or the performance of any act pursuant to the provisions hereof shall not be deemed or construed to have the effect of creating between Lessor and Lessee the relationship of principal and agent or of a partnership or of a joint venture and the relationship between them shall be and remain only that of Lessor and Lessee.

18. Entry of Landlord. Lessor may enter the leased premises during business hours:

- (a) to inspect or protect the said Premises;
- (b) to determine whether Lessee is complying with the applicable laws, orders or regulations of any lawful authority having jurisdiction over the Premises or any business conducted therein; and,

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