

Both Lessor and Lessee shall have the right to contest in good faith by proper legal proceedings any tax assessment, levy or other governmental charge or imposition, the expense of which shall be paid by the moving party desiring to so contest. In connection herewith, Lessor and Lessee agree, at the expense of the moving party, to cooperate and to execute and deliver all appropriate papers, documents or other instruments which may be necessary or proper to permit the moving party to contest any such tax assessment or levies.

12. Insurance.

(a) The Lessee agrees to indemnify and/or hold and save the Lessor harmless at all times during the primary term and any extension hereof from and against any and all loss, damage, cost or expense on account of any claim for injury (including death) or damage either to person or property sustained by the Lessor or by any other person which arises out of the use and occupancy of the demised premises by the Lessee (except those resulting from the Lessor's unlawful or negligent acts). In connection herewith, Lessee shall at Lessee's own cost and expense provide and keep in force for the benefit and protection of the Lessee and Lessor, as their respective interests may appear and with the Lessor as an additional named insured, a general liability policy or policies in standard form protecting the Lessee and Lessor against any and all liability occasioned by accident or disaster with minimum limits of \$100,000.00/\$300,000.00. A renewal policy shall be secured not less than ten (10) days prior to the expiration of any policy and a certificate of the insurer, with proof of payment of premium, evidencing such insurance, shall be deposited with the Lessor upon the Lessor's request. The Lessor shall have the right to settle and adjust all liability claims against Lessor and all claims of Lessor against the insuring companies; and upon

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