

SECTION SEVEN=  
Insurance

1. [Fire insurance.] At all times during the term of this lease and for any further time that Lessee shall hold the demised premises, Lessee shall obtain and maintain at their expense fire insurance on all buildings and improvements on the demised premises, including all alterations and additions thereto in an amount equal to the current full replacement cost of the demised premises, excluding the cost of excavation and of foundations. Minimum limits - replacement value.

2. [Personal injury and property damage insurance.] During the term of this lease and for any further time that Lessee shall hold the demised premises, Lessee shall obtain and maintain at their expense personal injury and liability insurance in amounts and in forms of insurance policies as may from time to time be required by Lessor. Minimum limits - \$250,000.00 per person, \$500,000.00 per occurrence and \$100,000.00 property damage.

3. [Other insurance.] Lessee shall provide and keep in force other insurance in amounts that may from time to time be required by Lessor against other insurable hazards as are commonly insured against for the type of business activity that Lessee will conduct; provided, said insurance is either required by law or customarily required by public lessors.

4. All insurance provided by Lessee as required by this section shall be carried in favor of Lessor and Lessee as their respective interests may appear, and in the case of insurance against damage to the demised premises by fire or other casualty, shall provide that loss, if any, shall be adjusted with and be payable to Lessor. All insurance shall be written with responsible companies that Lessor shall approve, and the policies shall be held by Lessor. All policies shall require 30 days' notice by registered mail to Lessor of any cancellation or change affecting any interest of Lessor.

SECTION EIGHT  
Unlawful or Dangerous Activity

Lessee shall neither use nor occupy the demised premises or any part thereof for any unlawful, disreputable, or ultrahazardous business purpose nor operate or conduct their business in a manner constituting a nuisance of any kind. Lessee shall immediately, on discovery of any unlawful, disreputable, or ultrahazardous use, take action to halt such activity.

SECTION NINE  
No Liens and Indemnity

Lessee will not cause or allow any liens to attach to said property. Lessee shall indemnify Lessor against all expenses, liabilities, and claims of every kind, including reasonable counsel fees, by or on behalf of any person or entity arising out of either (1) a failure by Lessee to perform any of the terms or conditions of this lease, (2) any injury or damage happening on or about the demised premises, (3) failure to comply with any law of any governmental authority, or (4) any mechanic's lien or security interest filed against the demised premises or equipment, materials, or alterations of buildings or improvements thereon.

SECTION TEN  
Default or Breach

Each of the following events shall constitute a default or breach of this lease by Lessee: