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Landlord the amount of the additional insurance which may be caused solely by the more hazardous use of the leased premises.

7. The Tenant agrees to carry insurance on its property located on the leased premises, and Tenant agrees to waive its right of subrogation under any insurance policy maintained by the Tenant on its property and Tenant agrees to have a waiver of subrogation included in its insurance.

8. During the term of this lease the Tenant agrees to pay a pro-nata share of the county and city taxes levied against this property: said taxes shall be paid within thirty (30) days after Landlord gives notice of such payment to the Tenant.

9. Tenant agrees to indemnify and save harmless the Landlord from any claim or loss by reason of an accident or damage to any person or property happening in the demised premises, except for accident or damage caused by the failure of the Landlord to keep and maintain in good repair the roof, outside walls and other structural parts of said leased premises.

10. The Tenant agrees to carry, at its expense, public indemnity insurance as against said liability mentioned in the preceding paragraph 9 of this lease, in the amount of 100,000.00 for accident affecting any one person, and 300,000.00 for accident affecting more than one person, and 25,000.00 - property damage, and Tenant shall present certificate of such coverage to the Landlord upon Landlord's request.

11. The tenant shall pay a pro-rated share of the charges for water and sewer.

12. The said leased premises shall not be let or underlet or sublet by the tenant, nor shall the leased premises be used or permitted to be used for any purposes other than is above mentioned, nor shall this lease be assigned by the tenant without the written consent of the landlord endorsed hereon.

13. If the leased premises be damaged by fire, enemy action, the elements or other casualty, they shall be promptly repaired by the Landlord, and an abatement shall be made from the rent corresponding with the time during which and the extent to which they may not be used by the Tenant after damage occurring as aforesaid and before repair. In the event of the total destruction of the said premises by fire or other casualty, this

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