

All property kept, stored or maintained in the Demised Premises shall be so kept, stored or maintained at the sole risk of TENANT. TENANT agrees to pay and discharge any mechanic's, materialmen's or other lien against the Demised Premises or LANDLORD'S interest therein claimed in respect of any labor, services, materials, supplies, or equipment furnished or alleged to have been furnished to or upon the request of TENANT, provided that TENANT may contest such lien claim, upon furnishing to LANDLORD such indemnification for the final payment and discharge thereof, together with the costs and expenses of defending the same, as LANDLORD may reasonably require.

TENANT agrees to procure and maintain a policy or policies of insurance, at its own cost and expense, insuring TENANT, with LANDLORD named as additional insured, from all claims, demands, or actions for bodily injury liability subject to a minimum limit of liability of \$300,000 each occurrence and for property damage liability of \$50,000 each occurrence, made by or on behalf of any person or persons, firm or corporation arising from, related to, or connected with the conduct and operation of TENANT'S business in the Demised Premises. Said insurance shall not be subject to cancellation except after at least ten (10) days prior written notice to LANDLORD, and the policy or policies, or duly executed certificate or certificates for the same, together with satisfactory evidence of the payment of the premium thereon, shall be deposited with LANDLORD at the commencement of the term and renewals thereof not less than thirty (30) days prior to the expiration of the term of such coverage, and shall contain, in addition to the matters customarily set forth in such a certificate under standard insurance industry practices, an undertaking by the insurer to give LANDLORD not less than ten (10) days written notice of any cancellation or change in scope or amount of coverage of such policy. If TENANT fails to comply with such require-

Landlord _____

Tenant _____