

(i) Replacement value insurance on all buildings, structures or other improvements now or at any time hereafter constituting a part of the Leased Premises against loss or damage by fire, lightning and such perils as are from time to time comprehended within the term "Extended Coverage".

(ii) Public liability insurance against claims for bodily injury or death and for injury to or destruction of property occurring upon, in or about, or arising from the Leased Premises, such insurance to afford protection to a limit of not less than Five Hundred Thousand Dollars (\$500,000.00) in respect to bodily injury or death suffered by one person, and to the limit of not less than Five Hundred Thousand Dollars (\$500,000.00) in respect to any one occurrence, and to the limit of not less than One Hundred Fifty Thousand Dollars (\$150,000.00) in respect to any damage to or destruction of property arising out of any one accident. Said policy of insurance shall name both Tenant and Landlord as insureds, as their interest may appear.

(b) All insurance provided for in this Section (7) shall be effected by Tenant through insurers satisfactory to Landlord and Tenant under valid and enforceable policies, and certificates of such policies shall be delivered to the Landlord by Tenant at Landlord's request.

(c) Landlord hereby waives all causes and rights of recovery against Tenant, Tenant's agents, officers and employees for any loss occurring to the buildings and improvements located on the Leased Premises resulting from any of the perils insured against under the aforesaid insurance policies, regardless of cause or origin, including the negligence of Tenant, Tenant's agents, officers and employees, to the extent of any recovery upon such policies of insurance, provided, however, that in the event said waiver of all causes and rights of recovery against Tenant, Tenant's agents, officers and employees, shall during any portion of the term of this lease, invalidate such policies on insurance in whole or in part, said waiver shall be void and of no force or effect during such portion of the term hereof.