

decoration) together with the sewage treatment plant and all sewers drains and pipes (damage by fire or other cause not occasioned through the wilful neglect or default of Concepts its servants or agents or by any hurricane high winds or other acts of God or by any strike tumult insurrection or rebellion or act of the Queen's enemies excepted).

- f. After the construction of the buildings on the Demised Premises to insure and keep insured all of the buildings constructed upon the Demised Premises against loss or damage by fire flood and other risks under a full comprehensive policy of insurance in a sum equal to the full insurable value from time to time during the said term with a reputable insurance company registered to do such business in Barbados approved by NHC in the joint names of NHC and Concepts and to make all payments necessary for that purpose within 14 days after the same shall respectively become payable and upon a reasonable notice to produce to NHC the policies of insurance and the receipts for every such payment.
- g. As often as any buildings on the Demised Premises or any part thereof shall be destroyed or damaged as aforesaid forthwith to cause all money, received by virtue of such insurance (other than monies received in respect of loss of rent) to be laid out in rebuilding and reinstating the same in accordance with the Plans and Specifications and in accordance with the then existing provisions of the Town and Country Planning Act Cap. 254 of the Laws of Barbados and in accordance with such planning permissions (if any) which it may be necessary to obtain therefor (it being Concept's obligation to obtain the same) and in case the same shall be insufficient for that purpose then to make up the deficiency out of Concepts own monies PROVIDED that if the rebuilding or reinstatement of the building or any part thereof shall be frustrated all such insurance monies relating to the buildings or part in respect of which the frustration occurs (other than monies received in respect of loss of rent) shall be apportioned equally or as may otherwise be agreed between NHC and Concepts.
- h. Forthwith upon any notice being served by NHC in respect of any breach of any of Concepts' covenants to comply with such notice and execute in accordance therewith any repairs or other things thereby on the part of