



INSURANCE REQUIREMENTS

Lessee agrees to carry and to pay the premiums for insurance of the types and in the limits that it deems sufficient for its protection, and during the Lease Term agrees to fulfill the following terms and conditions:

A. Lessee shall maintain a General Liability Policy and Workers' Compensation / Employers Liability Policy. The policy limits for the coverage's listed will not be less than the following:

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| Workers' Compensation: | MN Statutory Benefits |
| Employer's Liability: | \$500,000 B. I. Disease |
| | \$100,000 B. I. Accident |
| | \$100,000 B. I. Disease Each Employee |
| Commercial General Liability: | \$1,000,000 General Aggregate |
| | \$1,000,000 Products & Completed Operations |
| | \$1,000,000 Personal Injury |
| | \$1,000,000 Each Occurrence |
| | \$50,000 Fire Damage |
| Automobile Liability: | \$1,000,000 Combined Single Limit |

B. Canterbury Park Holding Corporation shall be named as additional insured in Lessee's policies of insurance listed above, except Workers' Compensation.

C. Lessee shall furnish to Canterbury Park Holding Corporation proof in a form satisfactory to Canterbury of the existence of the insurance coverage's and limits required above no later than 15 days prior to any installation or occupancy of premises. (Accord certificates are satisfactory.) Failure to provide satisfactory proof of insurance shall give Canterbury the absolute right to cancel this Lease Agreement.

D. No restrictions or limitations in coverage for participant or spectators liability is allowed without express written consent from Canterbury Park.

E. Lessee hereby expressly waives and releases any cause of action or right of recovery which Lessee may have against CPHC for any loss or damage to the Lessee's Personal Property at the CPHC complex.

F. Promoter hereby expressly waives and releases any claim, cause of action or right of recovery which Promoter may have against CPHC for any loss or damage to the Promoter's Personal Property at the Facility.