

The policies of said insurance shall contain a provision, if obtainable, that such insurance may not be canceled by the issuer thereof without at least thirty (30) days' advance written notice to the Grantor and Grantee. Such policies or certified copies or certificates thereof shall be delivered to Grantee.

The insurance specified above may be provided by any combination of underlying and umbrella policies. No policy of insurance maintained pursuant to this Section shall have deductible provisions in excess of \$10,000, plus, if an umbrella policy, the amount of the underlying policy.

Notwithstanding anything else herein contained, if approved by Grantee in writing in advance, Grantor may self insure with respect to general liability insurance and malpractice insurance or may provide such insurance by an insurance company in which it has an interest.

Section 3.3. Workman's Compensation Insurance. Grantor shall maintain throughout the term of this Agreement, Workman's Compensation coverage required by then applicable law.

Section 3.4. Other Insurance. The parties hereto recognize that continued inflation, the emergence of new risks, and various other factors foreseeable or unforeseeable may at some future time cause the insurance coverages required by Sections 3.1, 3.2 and 3.3 to become inadequate in face amount or the type of risks insured against. Grantor hereby covenants with Grantee that throughout the life of this Agreement Grantor will keep the Project continuously insured against such risks as are customarily insured against, and in such amounts as would be customarily maintained, by businesses of like size and type. Nothing herein shall release Grantor from its obligation to maintain the insurance coverages required by other sections of this Article.

Section 3.5. Excessive Insurance Premiums. In the event the annual premium cost for any insurance required by Section 3.2 hereof is increased to a level which is greater than the annual premium cost of such insurance at such time as such insurance was first obtained increased thereafter at an annual rate of 8% (such initial cost as so increased being hereafter called the "Ceiling Amount"), it shall not constitute an event of default hereunder if Grantor thereafter carries or causes to be carried the maximum amount of