

principal amount of this Mortgage and accrued interest under the First Mortgage increases. Such policies shall contain a replacement value endorsement, and may provide for a minimum of eighty (80%) percent co-insurance.

(b) Rental abatement insurance against loss of income arising out of damage or destruction by fire or the perils of "Extended Coverage" so-called, in an amount equal to one (1) year's gross rental income from the Mortgaged Premises.

(c) Flood hazard insurance as required by law or evidence that the Mortgaged Premises are not located in a flood hazard area.

(d) Public liability insurance against claims for bodily injury or death and property damage occurring upon, in or about the Mortgaged Premises to afford protection to the limit of not less than One Million Dollars (\$1,000,000.00).

(e) Such other insurance on the Mortgaged Premises, or any replacements or substitutions therefor, or additions thereto, and in such amounts as may from time to time be reasonably required by Mortgagee against other insurable hazards or casualties which at the time are commonly insured against in the case of premises similarly situated.

All insurance shall be subject to the approval of Mortgagee as to insurance companies, amounts, contents and form of policies and expiration dates, shall be placed with companies having a Best's Financial Rating of "A" or better and a size class rating of VII (7) or larger and shall contain a Non-Contributory Mortgagee clause in favor of and satisfactory to Mortgagee. Such policies shall provide for the payment of all costs and expenses incurred by Mortgagee in the event of any contested claim and shall not be cancelled or otherwise terminated without at least fifteen (15) days' prior written notice to Mortgagee.

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