

3. At all times subsequent to the commencement date of the term of this Lease and during its full term, the Tenant shall keep the building and the building service equipment covered, at its sole cost and expense, by the following types of insurance:

- (a) Fire and extended coverage (Multi Peril-All Risk) insurance in an amount equal to 100% of the full replacement cost of the building which shall be \$250,000. Any policy providing such coverage shall contain the so called special coverage all risk endorsement and the full replacement cost endorsement.
- (b) Fire and extended coverage insurance covering the rental value of the building in an amount equal to the annual basic rent provided for in this Lease.

4. From the date hereof and during the full term of this Lease, the Tenant shall keep the Premises insured, at its sole cost and expense, against claims for personal injury or property damage under a policy of general public liability insurance, with limits of at least \$500,000 for bodily injury and \$100,000 for property damage. Such policies shall name the Landlord and the Tenant as the insureds.

5. All insurance required to be maintained by the Tenant shall be effected by valid and enforceable policies issued by insurers of recognized responsibility satisfactory to the Landlord. Upon the effective date of this Lease, and thereafter not less than 15 days prior to the expiration dates of the expiring policies theretofore furnished pursuant to this paragraph, originals of the policies for such insurance shall be delivered by the Tenant to the Landlord. Within 15 days after the premium on each such policy or contract shall become due and payable and the amount thereof determined, such premium shall be paid by the Tenant and the Landlord shall be furnished with satisfactory evidence of such payment.

6. All policies of insurance required to be maintained by the Tenant shall name the Tenant and the Landlord as the insured as their respective interests may appear. If the Landlord so requires, the policies of insurance provided for in subparagraph (b) shall be payable to the holder of any mortgage, as the interest of such holder may appear, pursuant to a standard mortgagee clause. All such policies shall, to the extent obtainable, provide that any loss shall be payable to the Landlord or to the holder of any mortgage notwithstanding any act or negligence of the Tenant which might otherwise result in forfeiture of such insurance. All such policies shall, to the extent obtainable, contain an agreement by the insurers that such policies shall not be cancelled without at least ten days prior written notice to the Landlord and to the holder of any mortgage to whom loss hereunder may be payable. If the holder of any existing mortgage should elect to apply any insurance proceeds towards the reduction of the amount of such mortgage, then the Landlord shall make available to the Tenant, for the sole purpose of the repair, replacement, and rebuilding for which the Tenant is obligated, an amount