

obligations as Lessee under this Lease. Whitin and its agents and employees shall at all reasonable times have free access to the leased machinery for the purpose of inspection or watching its use or operation and the Lessee shall afford all reasonable facilities therefor.

2. INSURANCE

(a) The leased machinery at all times, until redelivered to Whitin as hereinafter provided, shall be held at the sole risk of the Lessee from injury, loss or destruction by fire or by any other cause whatsoever before such redelivery, except ordinary wear and tear. The Lessee at its expense shall keep the leased machinery insured, at the full replacement value thereof, against fire with extended coverage, in such amounts as Whitin, and its assignee if it shall assign this lease, may reasonably require and with insurance companies qualified to do business in the state in which the leased machinery may be located with losses, if any, payable to Whitin, and its assignee, if any, as their interests may appear. The Lessee shall deliver to Whitin or to Whitin's assignee if Whitin shall assign this lease, the policies or evidence of insurance satisfactory to Whitin or such assignee. The failure of the Lessee to secure or maintain said insurance shall constitute a breach of this Agreement, but, in addition thereto, in the event of such failure, Whitin, or such assignee, is authorized to effect such insurance in its own name with respect to said leased machinery; and an amount equal to the cost of such insurance shall be deemed additional rent to be paid by the Lessee hereunder.

(b) In case the leased machinery, or any part thereof, shall be destroyed by fire, or otherwise, or shall be so damaged from any cause that Whitin shall decide it is uneconomic to replace, restore or repair the same, and put it in good and efficient working order and condition, and in case of the destruction or damage of any of the leased machinery, or any part thereof, a decision as to whether or not it is economic or uneconomic to replace, restore or repair, and put in good and efficient working order and condition, must be communicated by Whitin in writing to Lessee within 30 days after the date of such destruction or damage, then, unless Lessee exercises its option under (c) of this Paragraph 2, the following shall apply: - (A) if Whitin, or its assignee if it shall have assigned this lease, shall receive any recovery or recoveries of insurance with respect to such destroyed or damaged machinery, or part, and the total amount of such recovery or recoveries plus rentals paid by Lessee with respect to such machinery or part exceed the total rentals payable at any time under this lease with respect to same as if there had