

leased premises against loss or damage by fire or other casualty included within the insurance coverage known as "extended coverage", to the extent of the full insurable value of said building improvements, but such insurance, at the election of the Lessee, need not be in excess of Fifteen Thousand and No/100 (\$15,000.00) Dollars.

Said policy of insurance shall be held by the Lessee or by a mortgagee or mortgagees of the leasehold interest of the lessee (if said mortgagee or mortgagees demand the right to hold the same), but the Lessee, at the request of the Lessor, shall furnish copies thereof to the Lessor at the same place at which the Lessee shall be required to pay the rent hereunder.

Such policy of insurance shall be written for the benefit of the Lessee, the Lessor and any mortgagee or mortgagees of the Lessee's interest hereunder as their respective interests may appear; and all sums arising under said insurance policy by reason of destruction of or damage to such building improvements shall be made available by the Lessor to and used by the Lessee to restore or replace said building improvements; but in no event shall the total amount of such insurance on the aforesaid building improvements together with building improvements upon adjoining or connected property owned by or under lease to the Lessee be less than Fifteen Thousand (\$15,000.00) Dollars in excess of the amount of any mortgage indebtedness on such properties and building improvements.

23  
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Except as provided in Paragraph 11 hereof, no provision

(Continued on next page)