

Lessor and Lessee as hereinafter provided.

b) The terms "extended coverage" and "additional extended coverage" as used herein, shall mean such casualties as are included in the terms "extended coverage" and "additional extended coverage" as those terms are known and generally used in the casualty insurance business.

c) Each insurance policy shall carry an endorsement whereby the insurer shall agree that, before changing or cancelling such policy, it will give Lessor at least ten (10) days' prior written notice of the proposed change or cancellation.

d) Thirty days before the expiration of any such policy of insurance, Lessee will deliver to Lessor certificates of insurance covering the policies made effective from and after such expiration. Premiums for all policies of insurance required under this paragraph 12 shall be paid by Lessee before they become delinquent and proof of payment for such premiums shall be furnished to Lessor at least ten (10) days before the due date of any such premium.

e) Lessee shall not violate or permit violation of any of the conditions and provisions contained in the insurance policies provided for hereunder. Lessee shall perform and satisfy the requirements of the insurance company writing any such policies, so that, at all times, insurance companies of good standing shall be willing to write or to continue such insurance policies. Nothing herein shall prevent Lessor from carrying additional insurance.

f) If the Lessee shall fail as aforesaid to procure such insurance or to maintain such insurance or shall fail to pay the premiums for the same as and when the same shall become due, then Lessor shall have the right to procure such insurance or to pay the premiums thereon and the amount so paid