

If the Trust Indenture is no longer in effect because of a satisfaction and discharge thereof, then the entire amount of any proceeds paid pursuant to any insurance claim shall be held in escrow by an agent satisfactory to both Lessee and Lessor to be delivered in accordance with the foregoing provisions of this paragraph 14(b).

(c) Every policy required by this section shall contain an agreement by the insurer that it will not cancel or modify such policy except after 30 days' prior written notice sent by registered mail to Lessor and the Trustee and that any loss otherwise payable thereunder shall be payable notwithstanding any act or neglect of the insureds and notwithstanding (1) the occupation or use of the Leased Premises for purposes more hazardous than permitted by the terms of such policy, (2) any foreclosure or other action or proceeding taken by the Trustee or notice of sale relating to the Leased Premises, (3) any change in title to or ownership of the Leased Premises or (4) relieving the insurer thereunder of liability for any loss by reason of the existence of other policies of insurance covering the Leased Premises against the peril involved, whether collectible or not, and shall include a waiver of all rights of subrogation against Lessor, any successor in interest to the Leased Premises, Lessee, the Trustee and the holders of any Bonds.

(d) Lessee shall deliver to Lessor promptly after the execution and delivery of this Lease, certificates of the insurers, satisfactory to Lessor and the Trustee, evidencing all the insurance which is required to be maintained by Lessee hereunder, and Lessee shall, at least 30 days prior to the expiration of any such insurance, deliver additional certificates of the insurers, satisfactory to Lessor and the Trustee, evidencing the renewal of such insurance. Should Lessee fail to effect, maintain or renew any insurance provided for in this paragraph 14, or to pay the premium therefor, or to deliver to Lessor any of such certificates, then and in any of said events, Lessor, at its option, but without obligation so to do, may procure such insurance and any sums expended by it to procure such insurance shall be Additional Rent hereunder and shall be repaid by Lessee within 5 days following the date on which such expenditure shall be made by Lessor.

(e) Lessee shall not obtain or carry separate insurance concurrent in form or contributing in the event of loss with that required by this paragraph 14 to be furnished