

20. Insurance. Lessee, at his expense, will maintain with insurers approved by Lessor (a) separate insurance with respect to the Leased Building against loss or damage by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircraft, vehicles and smoke and against such other risks as Lessor may reasonably request, in amounts sufficient to prevent either Lessor or Lessee from becoming a co-insurer under the applicable policies but in any event in amounts not less than the then full insurable value (actual replacement value less actual physical depreciation, exclusive of cost of excavations, foundations and footings below the underside of the lowest basement floor if excluded by the policy) of the Leased Building as determined from time to time at Lessee's expense, when requested by Lessor, by the insurer or insurers or by an expert approved by Lessor, (b) public liability and property damage insurance applicable to the Leased Property in amounts and coverage approved by Lessor, (c) explosion insurance in respect of any steam and pressure boilers and similar apparatus located in the Leased Property in amounts approved by Lessor, (d) war risk insurance when and to the extent obtainable from the United States Government or an agency thereof, (e) appropriate workmen's compensation insurance in respect of any work on or about the Leased Property, and (f) such other insurance in such amounts and against such insurable hazards as Lessor from time to time may reasonably require.

21. Policy Provisions, etc. All insurance policies maintained by Lessee pursuant to section 20 shall (a) name Lessor and Lessee as insureds as their respective interests may appear, (b) provide (except in the case of liability policies or a loss of less than \$5,000) for payment of loss to Lessor, (c) provide that losses payable to Lessor shall be payable notwithstanding any act or negligence of Lessee, (d) provide that no cancellation thereof shall be effective until at least 10 days after receipt by Lessor of written notice thereof, and (e) be satisfactory to Lessor in all other respects. Upon the execution of this Lease and thereafter not less than 15 days prior to the expiration dates of the expiring policies theretofore delivered pursuant to this section, Lessee shall deliver to Lessor originals of the policies or renewal policies, as the case may be, required by this Lease, bearing notations evidencing the payment of all premiums.

22. Interest of Mortgagees. In case the Leased Property or any part thereof shall be subjected to any mortgage or mortgages, Lessee will comply with such requirements as Lessor or the holder or holders of such mortgage or mortgages may request for the protection by insurance of the interests of such holder or holders,

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