

(c) The insurance required by this Section 6.4, shall be maintained in full force and effect at all times during the Lease Term of this Agreement, except that such insurance required by Section 6.4(a) need not be placed in force and effect until the completion of the construction of the Building, provided that builder's risk insurance is in effect at least to the extent contemplated by Section 6.4(a) and provided further that in no event shall the insurance required by Section 6.4(a) be placed into force and effect later than the expiration of the builder's risk insurance carried pursuant to the provisions of any contracts entered into with the contractors, with the end in view of having full insurance coverage at all times.

(d) Copies or certificates of the insurance required by this Section, each bearing notations evidencing payment of the premiums or other evidence of payment satisfactory to the Purchaser, shall be delivered by Lessee to the Purchaser. And, in the case of expiring policies throughout the terms, copies or certificates of any new or renewal policies, each bearing notations evidencing payment of the premiums or other evidence of payment satisfactory to the Purchaser, shall be delivered by Lessee to the Purchaser.

(e) Policies of insurance provided for in Section 6.4(a) and any builder's risk insurance referred to in Section 6.4(c) shall name the County and the Lessee as insureds as their respective interests may appear, provided, however, that while any amount remains unpaid on the Note, all such insurance proceeds shall be applied as provided in Section 7.1 hereof.

(f) All insurance required by this Section 6.4 shall be effected with responsible insurance companies selected by the Lessee. Lessee shall cause appropriate provisions to be