

ARTICLE V

INSURANCE

(a) The CORPORATION will at all times so long as the Note or any of the Notes are outstanding and unpaid keep the buildings, machinery, equipment, plant and all other property covered by this Indenture insured to the extent of its insurable value and equal to one hundred percent (100%) insurable value of the property covered against loss or damage by fire, with extended coverage endorsement, in good responsible insurance companies satisfactory to the JEFFERSON STANDARD LIFE INSURANCE COMPANY or the TRUSTEE and pay all premiums on insurance promptly as they mature and will cause to be attached to all such policies standard mortgage clauses acceptable to the TRUSTEE in favor of the TRUSTEE as the TRUSTEE'S rights and interests may appear, and will deliver all such policies with such clauses so attached to the TRUSTEE to be held by it.

(b) Losses by Fire or Storm: In the event of loss from any cause covered by such insurance policies, the CORPORATION agrees to repair all damage done and restore the property to a condition equal to that before the damage occurred; provided however, that so long as no default as herein defined shall have occurred, the TRUSTEE is authorized to pay out of the money or monies collected from the insurance company or companies sufficient amounts to reimburse the CORPORATION for such restoration on the presentation of proof that such reconstruction or repairs shall have been properly completed.