

Property which may be damaged or destroyed with Personal Property of equivalent value, whether or not any proceeds of insurance required hereunder shall be sufficient for the purpose; shall comply with all laws, ordinances, regulations, covenants, conditions and restrictions now or hereafter affecting the Trust Estate or any part thereof after it obtains notice of default thereunder from a party responsible for enforcing the same; shall not commit or permit any waste or deterioration of the Improvements or the Personal Property; shall keep and maintain abutting grounds, sidewalks, roads, parking and landscape areas in good and neat order and repair; and shall not commit, suffer or permit any act to be done in or upon the Properties, the Improvements or the Personal Property in violation of any law, ordinance or regulation.

Section 1.03 Required Insurance. The Company shall at all times provide, maintain and keep in force, or cause to be provided, maintained or kept in force, the following policies of insurance:

(a) Insurance against loss or damage to the Improvements and the Personal Property by fire and any of the risks covered by insurance of the type now known as "fire and extended coverage", in an amount not less than the full replacement cost thereof (exclusive of the cost of excavations, foundations and footings below the lowest basement floor) with deduction for physical depreciation, but in any event in an amount sufficient to prevent the Company from becoming a co-insurer, with not more than \$50,000 deductible from the loss payable for any casualty; any such policy to contain the "Replacement Cost Endorsement."

(b) Comprehensive public liability insurance (including coverage for elevators and escalators, if any, in the Improvements) on an "occurrence basis" against claims for "personal injury" including without limitation bodily injury, death or property damage occurring on, in or about the Improvements and the adjoining streets, sidewalks and passageways, such insurance to afford \$1,000,000 "single limit" coverage with respect to personal injury or death to any one or more persons or damage to property, with such increases therein as shall be reasonably requested by Beneficiary.