

(1) Against the perils of fire and the hazards ordinarily included under standard extended coverage endorsements in amounts necessary to prevent the application of the co-insurance provisions of the applicable policies but not less than the full insurable value thereof within the terms of applicable policies;

(2) If there are boilers or pressure vessels, from boiler or pressure vessel explosion in an amount customarily carried in the case of similar industrial operations; and

(3) Against damage from flood as required under the national flood insurance program established by the Flood Disaster Protection Act of 1973, as at any time amended, at all times while the Mortgaged Property is eligible under such program, in an amount at least equal to the unpaid principal amount of the Note or to the maximum limit of coverage made available with respect to the Mortgaged Property under such Act, whichever is less.

The term "full insurable value" means such actual replacement value as shall be determined from time to time at the request of the Company or the Bank (but not more frequently than once in every twenty-four (24) months) by one of the insurers selected by Company.

(B) At all times during the Loan Term, the Company shall, at its own expense, maintain or cause to be maintained:

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