

(b) Rental insurance in an amount equal to not less than twelve months cash rentals under the Lease and Mortgagor's liability under the Lease for such period for real estate taxes, special assessments and insurance premiums;

(c) Comprehensive public liability insurance against claims for personal injury, death or Property damage occurring upon, in or about the Property or the adjoining parking lots, grounds, streets and passageways, such insurance to afford protection to the limits of not less than those then customarily carried with respect to buildings similar in construction, general location, use and occupancy to the Improvements, but in no event less than \$5,000,000 in respect to injury or death to a single person, \$10,000,000 in respect to any one occurrence, and \$5,000,000 in respect to property damage;

(d) Boiler and machinery insurance covering pressure vessels, air tanks, boilers, machinery, pressure piping, heating, air conditioning and elevator equipment, provided the Improvements contain equipment of such nature, in such amounts as are reasonably satisfactory to Mortgagee;

(e) Insurance against loss or damage to the Improvements and the Personal Property by earthquake;

(f) Such other insurance, and in such amounts, as may from time to time be required by Mortgagee against the same or other hazards; and

(g) Each policy of insurance required by the terms of this Mortgage shall contain endorsements or agreements by the insurer that (i) any loss shall be payable in accordance with the terms of such policy notwithstanding any act or negligence of Mortgagor which might otherwise result in forfeiture of such insurance, (ii) all rights against Mortgagor of setoff, counterclaim or deductions are waived and (iii) the insurer may not terminate such policy upon the foreclosure of the Mortgage or upon the use of the property with a more hazardous use.

1.04 Delivery of Policies, Payment of Premiums. That all of the foregoing policies of insurance shall be issued by companies and in amounts satisfactory to Mortgagee. All policies of insurance shall have attached thereto a lender's loss payable endorsement for the benefit of Mortgagee in form satisfactory to Mortgagee. Mortgagor shall furnish Mortgagee with an original or certified copy of all policies of required insurance upon the delivery of this Mortgage and thereafter at