

(ii) steam boiler insurance in an amount not less than \$150,000.00 per boiler included in the Premises with a Mortgagee payee clause payable to Lender;

(iii) general public liability insurance against claims for bodily injury, death or property damage occurring in, on, or about the Premises; such insurance to afford protection to the limit of not less than \$1,000,000.00 in respect to the injury or death of a single person, and to the limit of not less than \$5,000,000.00 in respect to any one occurrence, and to the limit of not less than \$300,000.00 with respect to property damage per occurrence; and

(iv) flood insurance in the event the Land is within the flood plain, or acceptable evidence that the Land is not within the flood plain;

(v) when obtainable from the United States of America or any agency or instrumentality thereof, war risk insurance in the maximum amount available up to an amount equal to the replacement cost of the Premises; and

(vi) such other insurance on the Premises or any replacements or substitutions therefor and in such amounts as may from time to time be reasonably required by Lender against other insurable casualties which at the time are commonly insured against in the case of properties of similar character and location, due regard being given to the height and type of the improvements, their construction, location, use and occupancy, or any replacements or substitutions therefor.

(b) Lender is hereby authorized and empowered, at its option, to adjust or compromise any loss under any insurance policies maintained pursuant to this Paragraph 1.03,