

STATE OF UTAH
PROPERTY INSURANCE FORM

1. NAMED INSURED

The following as is now or hereafter constituted:

Refer to Named Insured Endorsement and Additional Insured Endorsement

In the event that any of the above Named Insured shall enter into a contract or contracts for new buildings, structures, or construction projects, or for alteration or repair of, or addition to existing buildings, structures, or improvements, and where the contracts specify that any of the above Named Insured shall maintain insurance to protect the interests of the contractors or subcontractors, or sub-subcontractors, this insurance shall extend to cover such interest of the contractors and subcontractors and sub-subcontractors as additional Named Insured, subject to all the conditions of this policy, and without notice being given to the Company.

2. PROPERTY COVERED

Except as otherwise specifically excluded herein, this policy covers all property of an insurable nature including money and securities, valuable papers, automobiles, mobile equipment and property in course of construction, reconstruction or repair now existing or hereafter acquired, owned by the Insured, or property in the care, custody or control of the Insured for which the Insured is legally liable, or for which the Insured has assumed liability prior to the loss, wherever situated. Personal property of the Insured including materials and supplies to be used in a part of, or incidental to, construction, reconstruction or repair are covered wherever situated worldwide.

3. PERILS INSURED AGAINST

This policy insures against all risks of direct physical loss or damage, occurring during the period of this policy, to the insured property from any cause, including the expense of removal of debris of insured property damaged by an insured peril, and all costs, fees and other expenses incurred by the Insured in establishing the existence of, or the amount of, loss covered under this policy, except as hereinafter excluded. Direct physical loss or damage shall include loss or damage as a result of unauthorized use of telephone services.

4. DEMOLITION COST

This policy applies to the cost of demolishing any undamaged portion of the building(s) covered under this policy, including the cost of clearing the site thereof, caused by loss from any peril insured against under this policy, and resulting from enforcement of any state or municipal law or ordinance regulating the construction or repair of buildings in force at the time of loss, which necessitates such demolition. Such demolition of the undamaged portion shall be treated as a loss caused by the perils which caused the original loss. This coverage is extended to cover "Increased Cost" (as defined in Section 7 [1]) and/or cost of restoring "Land Improvements" (as provided in Section 26 A [1]).

5. AUTOMATIC ACQUISITION

As respects newly acquired property, it is agreed that this coverage is extended to include newly acquired property, subject to the policy conditions, including the limits of liability, as respects real and personal property as described in the policy form. It is further agreed that this sub limit is not in addition to, nor an extension of, any other limits of liability under this policy. Newly acquired property (including newly started Course of Construction projects) over \$100,000,000 must be reported to the Company within (90) days.

6. PERILS EXCLUDED

This policy does not insure against loss caused by the following perils:

- A. Loss due to electrical or magnetic injury, disturbance or erasure of electronic recordings, except by lightning.
- B. Mysterious disappearance loss.

STATE OF UTAH
PROPERTY INSURANCE FORM

- C. Infidelity or Dishonesty of the assured or any of the Insured's employees.
- D. Cost of making good faulty or defective workmanship, material, construction or design, but this exclusion shall not apply to direct physical loss or damage resulting from such faulty or defective workmanship, material, construction or design.
- E. Delay, loss of market, gradual deterioration, inherent vice, moth, termites, vermin, ordinary wear and tear, contamination, dampness of atmosphere, extremes or changes of temperature, smog, shrinkage, evaporation, loss of weight, rust, wet or dry rot, corrosion, change in flavor or color or texture or finish, disease or infection, but this exclusion shall not apply to resulting damage caused by a peril otherwise insured, nor shall this exclusion apply to data processing or telephone systems, including all related equipment or component parts with regard to the perils of: dampness of atmosphere, extremes or changes of temperature, evaporation or corrosion.
- F. Loss of normal settling, shrinkage, or expansion of foundations, walls, floors, or ceilings.
- G. Nuclear reaction or nuclear radiation or radioactive contamination, all whether controlled or uncontrolled, and whether such loss be direct or indirect, proximate or remote or be in whole or in part caused by, contributed to, or aggravated by the peril(s) insured against in this policy.
- H. Latent defect or mechanical breakdown of machinery or equipment, unless a loss ensues which is caused by a peril not otherwise excluded, and then the Company shall be liable only for such ensuing loss.
- I. Explosion of steam boilers, steam pipes, steam turbines, or steam engines, other than explosion within a firebox or combustion chamber, if owned by, leased by, or operated under the control of the Insured.
- J.
 - (1) Hostile or warlike action in time of peace or war, including action in hindering, combating, or defending against an actual, impending or expected attack by any government or sovereign power (de jure or de facto), or by any authority maintaining or using military, naval, or air forces.
 - (2) Any weapon of war employing atomic fission or radioactive force whether in time of peace or war.
 - (3) Any action taken by governmental authority in seizure or destruction under quarantine or custom regulation, confiscation by order of any governmental authority, or risk of contraband or illegal transportation or trade.

Notwithstanding the above item (J), this insurance shall cover loss or damage directly caused by acts committed by agent of any government, party, or faction engaged in war, hostilities, or warlike operation, provided such agency is acting secretly and not in connection with any operation of armed forces (whether military, naval, or air forces) in the country where the property is situated. Nothing in the foregoing shall be construed to include any loss, damage, or expense caused by or resulting from any of the risks or perils excluded above excepting only the acts of certain agents expressly covered herein; but in no event shall this insurance include any loss, damage, or expense caused by or resulting from any weapon of war employing atomic fission or radioactive force whether in time of peace or war.

- K. Pertaining to animals held for experimental and/or research purposes: intentional death, death arising out of experiments conducted, or experimental procedures used by the Insured, death by natural causes, including diseases and infection, illness, suffocation, accidental death caused by drowning, stampede, normal movement on the Insured's premises or in vehicles owned by, leased to, or contracted by the Insured.
- L. Confiscation or requisition or destruction by public authority or any person or body having jurisdiction except as related to the peril of fire.

STATE OF UTAH
PROPERTY INSURANCE FORM

- M. Rain, snow or sleet with respect to personal property in the open, but this exclusion shall not apply to property in the custody of carriers for hire.
- N. Loss caused by failure of borrowers or renters of books and other valuable papers and records to return them to the Insured.
- O. Damage sustained due to and resulting from any repairing, restoration or retouching process of fine arts or objects that are unique or of historical value only.
- P. This policy does not insure loss or damage caused directly or indirectly by any of the following. Such loss or damage is excluded regardless of any other cause or event contributing concurrently or in any sequence to the loss or damage:
 - a. Loss or damage due to any "cyber peril", denial of service attack, or other similar peril affecting electronic data or the access to or use of computer hardware, software or other components thereof;
 - b. Error or omission in machine programming or instructions of electronic data, including, loss attributable to program design constraints, networking compatibility and original business software;
 - c. Loss or damage to electronic equipment, including electronic devices, electronic components or electronic storage media that is rendered useless for its intended purpose due to the introduction of code which reprograms the software, including the firmware of such equipment;
 - d. Any functioning or malfunctioning or lack of: (i) The internet or similar facility; or (ii) An intranet or private network, computer system, computer or computing device or similar facility.

However, if direct physical loss or damage not otherwise excluded by this Policy ensues, then we shall cover only such ensuing loss or damage, subject to \$10,000,000 per occurrence.

The term "cyber peril" means: (i) unauthorized code designed to cause corruption, erasure or alteration of electronic data, or (ii) the gaining of access to or the use of computer hardware, software or any components hereof by an unauthorized person or by any person in an unauthorized manner.

7. VALUATION

In case of loss, the basis of adjustment shall be as follows:

The amount actually expended by or on behalf of the Insured to repair, rebuild, or replace, within a reasonable time, at the same or at another site, such property which has been damaged or destroyed by the peril(s) insured against in this policy, subject to the following conditions:

- (1) The Company's liability shall not exceed the cost to repair, rebuild, or replace, whichever is the smallest, including architect's fees and the increased cost resulting from the enforcement of and limited to the minimum requirements of any state or municipal law or ordinance regulating the construction of repair or damaged insured property, with new materials of like kind and quality. However, for fine arts or for objects that are unique or of historical value the Company's liability shall not exceed the cost to replace with similar material or objects of like kind and quality. The cost to replicate may be elected for buildings listed on the Utah Historical Register.

STATE OF UTAH
PROPERTY INSURANCE FORM

- (2) In the event the damaged or destroyed property is not repaired, rebuilt, or replaced, or the property at time of loss is obsolete, useless, or not maintained in workable condition, adjustment shall be on the basis of actual cash value.
- (3) Cost to replace shall include the cost of research or other expense necessary to replace or restore damaged or destroyed records, including but not limited to films or records pertaining to electronic data processing or electronically controlled equipment, including data thereon.

8. IMPROVEMENTS AND BETTERMENTS

Improvements and betterments in or to building(s) not owned by the Named Insured, at any location

- A. The Term "improvements and betterments" wherever used in this policy is defined as fixtures, alterations, installations, or additions comprising a part of the described building and made or acquired at the expense of the Insured, exclusive of rent paid by the Insured, but which are not legally subject to removal by the Insured.
- B. The word "lease" wherever used in this policy shall mean the lease or rental agreement in effect as of the time of loss.
- C. In the event improvements and betterments are damaged or destroyed during the term of this policy by the perils insured against, the liability of the Company shall be determined as follows:
 - (1) If repaired or replaced at the expense of the Insured within a reasonable time after such loss, the replacement cost of the damaged or destroyed improvements and betterments.
 - (2) If not repaired or replaced within a reasonable time after such loss, that proportion of the original cost at time of installation of the damaged or destroyed improvements and betterments, which the unexpired term of the lease at the time of loss, bears to the period(s) from the date(s) such improvements and betterments were made to the expiration date of the lease.
 - (3) If repaired or replaced at the expense of others for the use of the Insured, there shall be no liability hereunder.

9. DEDUCTIBLE

In consideration of the reduced premium charged for this policy, it is agreed that:

Specific Loss Deductible:

The Company's obligation to make payment for loss shall apply only above \$1,000,000 in each occurrence.

Cumulative Loss Deductible:

The amount of each loss up to \$1,000,000 (Specific Loss Deductible), less a "maintenance" deductible of \$1,000 per occurrence, except \$50,000 per occurrence with respect to flood* , will be applied to a \$3,500,000 Cumulative Loss Deductible annually commencing with the effective date of this policy.

It is further agreed that if such Cumulative Loss Deductible has been exhausted, the Company is liable only for the amount of each loss in excess of \$10,000 in each occurrence, except flood*, which shall be \$50,000 per occurrence. All losses that fall within the Cumulative Loss Deductible, which exceed \$100,000, shall be reported to the Company. The Company shall have the right to monitor and adjust, at its own expense, all losses in excess of \$100,000.

The Company's obligation to make payment for loss shall apply only to the extent that the sum of the losses payable by it in the absence of this clause, less all recoveries and allowances for salvage or subrogation or any other means, exceeds an aggregate amount of \$3,500,000 (called the Cumulative

STATE OF UTAH
PROPERTY INSURANCE FORM

Loss Deductible) in an annual period of this policy. The Company's liability shall be for such excess only, subject otherwise to the policy amount.

If the Company has paid losses within said Cumulative Loss Deductible amount, the Insured shall promptly reimburse the Company thereafter. All recoveries and allowances for salvage or subrogation or any other means for which no allowance is made to the Insured shall belong to the Company.

*Coverage for Flood is in excess of the National Flood Insurance Program, where applicable.

Earthquake:

2% of Total Insurable Values at the time of the loss for each Unit of Insurance involved in the loss or damage at each Insured Location involved in the loss or damage, subject to a minimum of \$5,000,000 and a maximum of \$25,000,000, any one Occurrence and all covered loss or damage arising out of Earthquake.

The following definitions are added to the policy:

1. Unit of Insurance means:
 - a. All Buildings and/or all structures (whether or not involved in the loss or damage) at the Insured Location
 - b. All personal property (whether involved in the loss or damage) contained within all Buildings and/or all structures at the Insured Location.
 - c. All property in the open (whether or not involved in the loss or damage) at the Insured location; and/or
 - d. All time element values at the Insured Location
2. Building means a building or structure, including all additions, improvements and betterments and includes all associated property used to service such Building, such as air conditioning units, heating units, utility units or other similar property.

Sub deductible:

\$100,000 per occurrence on all perils as respects any loss to covered property arising out of covered Course of Construction, regardless of whether such covered property is existing or new. The amounts on all perils falling within this \$100,000 shall not apply toward accumulation of the "Cumulative Loss Deductible" defined above.

10. PER OCCURRENCE LIMIT OF LIABILITY

It is understood and agreed that the following special terms and conditions apply to this policy:

- A. The Limit of Liability or Amount of Insurance shown on the face of this policy, or endorsed onto this policy, is a limit or amount per occurrence as defined in Section 11 of this policy.
- B. The premium for this policy is based upon the Statement of Values on file with the Company or attached to this policy. In the event of loss hereunder, liability of the Company shall be limited to the least of the following:
 - (1) The actual adjusted amount of loss, less applicable deductible(s).
 - (2) The Limit of Liability or Amount of Insurance shown on the face of this policy or endorsed onto this policy.

11. LOSS OCCURRENCE DEFINED

- A. Except as hereinafter defined "loss occurrence" shall be understood to mean an accident or occurrence or series of accidents or occurrences arising out of one event.
- B. As to any loss covered hereunder, each loss occurrence which involves in whole or in part, the perils of tornado, windstorm, cyclone, hurricane, or hail shall include all losses wherever occurring

STATE OF UTAH
PROPERTY INSURANCE FORM

occasioned by these perils which arise out of one atmospheric disturbance during a continuous period of seventy-two (72) hours.

- C. As to any loss covered hereunder, each loss occurrence which involves in whole or in part, the perils of riot, riot attending a strike and civil commotion, vandalism and malicious mischief, earthquake and flood, shall include all losses whenever occurring (the result of direct damage only) occasioned by these perils which arise during a continuous period of seventy-two (72) hours.
- D. When filing its proof of loss the Insured may elect the moment from which each of the seventy two (72) hour periods, stipulated in the preceding paragraphs of this article, shall be deemed to have commenced.
- E. In the event of there being a difference of opinion between the Insured and the Company as to whether or not all tornado, windstorm, cyclone, hurricane and hail losses sustained by the Insured during an elected period of seventy-two (72) hours arose out of or were caused by a single atmospheric disturbance, the stated opinion of the United States Weather Bureau shall govern as to whether or not a single atmospheric disturbance had continued at the locations involved beyond the elected period of seventy-two (72) hours all loss sustained during such extended period shall be included as a single loss occurrence.

Should any elected period of seventy-two (72) hours, as referred to in paragraphs B, C, D and E, of this article, extend beyond the expiration date of this agreement, and commence prior to expiration, the Company will, nevertheless, pay all losses occurring during such elected period as if such period fell entirely within the currency of this agreement.

12. LOSS REPORTING

The Named Insured agrees to report to the Company immediately, upon knowledge thereof, any incident which in the opinion of the Insured may result in a loss of the kind insured hereunder in excess of its deductible. It is agreed for the purposes of this clause that knowledge and opinion of the Named Insured shall be interpreted as the knowledge and opinion of the State Risk Manager and/or the School District business official responsible for risk management.

13. NOTICE AND PROOF OF LOSS

A detailed sworn proof of loss shall be filed with the Company as soon as practicable after the loss becomes known to the School District business official responsible for risk management.

Upon the Company's request, the Insured shall exhibit the damaged property to the Company, and submit to examination under oath by anyone designated by the Company, subscribe the same and produce for the Company's examination all pertinent records and sales invoices, certified copies if originals be lost, permitting copies thereof to be made, all at such reasonable times and places as the Company shall designate.

STATE OF UTAH
PROPERTY INSURANCE FORM

14. NAMED INSURED'S LEGAL ADDRESS AND LEGAL REPRESENTATIVE FOR REPORTING CLAIMS, FILING OF PROOF OF LOSS:

Fred A. Moreton & Company
P. O. Box 58139
Salt Lake City, UT 84158-0139

15. SALVAGE AND RECOVERY

All salvages, recoveries and payments recovered or received subsequent to a loss settlement under this policy shall be applied as if recovered or received prior to the said settlement and all necessary adjustments shall be made by the parties hereto.

16. CANCELLATION

This policy may be canceled by the Named Insured by surrender thereof to the Company or by mailing to the Company written notice stating when thereafter such cancellation shall be effective. This policy may be canceled by the Company by mailing to the Named Insured at the mailing address shown in this policy at last known address, written notice, with or without tender of the excess of paid premium above the pro rata earned premium for the expired time, stating when, not less than 90 (ninety) days thereafter (10 days for nonpayment of premium) such cancellation shall be effective.

Proof of mailing of notice as aforesaid shall be sufficient proof of notice. If the Named Insured cancels, earned premiums shall be computed in accordance with the customary short rate table and procedure. If the Company cancels, earned premiums shall be computed pro rata. Premium adjustment shall be made as soon as practicable after cancellation becomes effective.

17. NON-RENEWAL

It is further agreed that in the event of non-renewal or rate increase, the Company will give not less than sixty (60) days written notice to the State of Utah Risk Manager.

18. COMPANY CHANGES

If the Company makes or proposes to make any change in this policy, or in its operations, or in its services which would significantly affect this policy or its ability to perform under the terms of this policy or its ability to perform under the terms of the "request for quotation" forming a part hereof, then the Company will give sixty (60) day prior written notice of such change. If prior notice is not given or the Company makes changes as outlined above, then the Named Insured may cancel this policy and receive a refund of premium on a pro rata basis from the date such change takes effect.

19. TIME FOR COMMENCEMENT OF SUIT

It is agreed that the twelve-month period within which suit must be brought under the terms of this policy shall commence at the time that proof of loss is rendered to the Company or, if proof of loss is not rendered, at the latest date (provided by this policy, by statute, or by agreement or extension of time granted by the Company) on which proof of loss is required to be rendered. In the event that either the Insured or the Company makes a written demand for any appraisal, then said twelve-month period shall commence with the date of receipt by the Insured or written acknowledgement by the Company of the filing with it of the award of the appraisers.

In the event that liability is denied by the Company, then said twelve-month period shall commence with the date of receipt by the Insured of written denial of liability.

20. VALUE REPORTING

The Named Insured agrees to submit a declaration of replacement cost values insured hereunder at inception and (90) days prior to each anniversary.

STATE OF UTAH
PROPERTY INSURANCE FORM

It is understood and agreed that all changes in values between anniversary dates due to inadvertent failure to report, new acquisitions, sales, or disposal of property or for any other reason need not be reported until (90) days prior to the next anniversary date except that any acquisition or course of construction valued in excess of \$100,000,000 must be reported within (90) days. The State Risk Manager will make a good faith effort to ensure that all values are reported at each anniversary date, and that they are stated at full replacement cost value.

21. ANNUAL ADJUSTMENT

It is understood that the premium shown on the Declaration page and elsewhere herein is an annual deposit and is calculated on the basis of the value of the property insured as reported to the Company. It is a condition of this policy that the Insured maintains an accurate record of the value of the property insured and that the Insured submits a statement to the Company at the end of each annual period showing the average value of the property insured over the preceding twelve months.

If the values thus reported differ from the original reported values, then the annual premium applicable hereon for the annual period thus reported shall increase or decrease in the same ratio that such values differ.

If the annual premium be increased, as aforesaid, the Insured shall pay the appropriate additional premium; if decreased, the Company shall grant the appropriate return premium to the Insured, it being mutually agreed to waive the payment of additional premium or return premium if the difference in value is less than 5%.

All other terms and conditions of this policy remain unchanged.

22. CONFLICT OF WORDING

The conditions contained in this form shall supersede those of the basic policy to which this form is attached wherever the same may conflict, except that Lexington Insurance Company endorsements to the policy shall supersede this clause.

23. INCONTESTABILITY / ERRORS AND OMISSIONS

This policy will be incontestable from date of attachment as to written or oral statements or representations made by the Insured concerning building or contents values, incorrect description of interest or risk, prior loss history, or as to any other statement or representation related to this policy, provided notice is given to the Company immediately upon discovery, by the Insured's Risk Manager of any such error or omission

24. COINSURANCE WAIVER

Any provision in this policy related to the application of a coinsurance or contribution clause is waived.

25. EXCLUSION CLAUSES

It is understood and agreed that the following items are specifically excluded from coverage under this policy.

A. GENERAL EXCLUSIONS:

- (1) Land and land values. However, this exclusion shall not apply to the cost of reclaiming, restoring or repairing land improvements. Land improvements shall include, but not be limited to, landscaping, earthen dikes, pavements, quarries, and lawns. Roads, streets and highway are not considered land improvements.
- (2) Growing Crops
- (3) Current value of construction financing costs.
- (4) Railroad rolling stock involved in any Class A railroad operation. This shall not apply to the Insured's interest in Heber Valley Railroad.

STATE OF UTAH
PROPERTY INSURANCE FORM

B. GENERAL STRUCTURAL EXCLUSIONS

Exclusions 2 through 4, 8 through 14 and 21 do not apply to loss from the perils of Earthquake and Flood.

- (1) Excavations, grading and filling;
- (2) Concrete or masonry foundations, including foundations of machinery, boilers and engines which are below the undersurface of the lower basement floor, or where no basement, which are below the surface of the ground inside walls of the building;
- (3) Piling, when no part of the piling is exposed above ground or above water.
- (4) Concrete, masonry and earthen bulkheads, dikes and retaining walls, all outside of and not forming a part of a building; This exclusion shall not apply to stadiums or seating structures.
- (5) Gateposts, garden and yard walls of concrete or masonry construction when not attached to buildings;
- (6) Exterior paving, curbing, culverts, roadways and driveways;
- (7) Bridges, approaches, causeways, subways, culverts, trestles, viaducts and other highway and roadway construction (but not bridges nor subways attached to and communicating with any building, which are covered hereunder);
- (8) Sidewalks (but not sidewalks under which basements extend, and which are covered hereunder);
- (9) Underground pipes, sewerage, flues, drains, conduits and wiring;
- (10) Underground tanks and contents therein, underground reservoirs and contents therein and cesspools;
- (11) Wells and well equipment below the surface of the ground;
- (12) Rearing ponds at fish hatcheries;
- (13) Exterior flumes, pools, ponds, sluices, canals, waterways and dams;
- (14) Outdoor swimming pools (but not pump houses, dressing rooms, seating and other auxiliary structures, which are covered hereunder);
- (15) Fences (except those portions of wood or metal fences which are within 50 feet of a building, which are covered hereunder);
- (16) Roadway barricades, power poles, parking meters, lamp standards, traffic and fire alarm systems, street signs and standards of all kinds, all in streets and in the open and not attached to buildings; however this exclusion shall not apply to computerized freeway automatic traffic control signs.
- (17) Those portions of surface transmission, signal and telephone lines outside of and over 50 feet from any building with which they are connected;
- (18) Exterior garden decorations, pergolas, fireplaces, barbecue pits and incinerators, all while outside of and not attached to buildings (but pump room structure and its contents

STATE OF UTAH
PROPERTY INSURANCE FORM

attached to the fountain in the playground at the State Training School near American Fork, which are covered hereunder);

- (20) Water distribution reservoirs and dams, outside water mains and fire hydrants which are part of the operating water systems;
- (21) Railway tracks and ties and other railway construction outside of buildings;
- (22) Sumps, cisterns, water tanks of masonry, concrete or steel on the ground, outside of buildings;
- (23) Sewage disposal plant aeration tanks, agitator tanks, settling tanks, sludge beds, clarifier tanks and other open sewage containers of concrete construction and equipment contained in such structures all outside of buildings.
- (24) Goals, goal posts, standards, and recreational, athletic and playground equipment outside of buildings.

C. GENERAL PERSONAL PROPERTY EXCLUSIONS

- (1) Aircraft
- (2) Benches, chairs, tables, refuse containers, all while outside of buildings in yards or parks;
- (3) Sand, gravel, earth, dismantled machinery, scrap iron, ore, metal and concrete pipe and tile and uninstalled hydrants, all while outside of buildings;
- (4) Wild or game animals, and all other animals except those held for experimental/research purposes;
- (5) Automobiles.
- (6) Underground Mines
- (7) Property sold under conditional sale

D. EXCLUSIONS - BUILDER'S RISK

With respect to any building, structure, project, improvement or portion thereof in the course of construction, alteration or repair, the clauses entitled Perils Excluded, General Structural Exclusions, General Personal Property Exclusions and Specific Exclusions are waived and replaced by the following:

- (1) Penalties for non-completion of or delay in completion of contract or non-compliance with contract conditions;
- (2) Cost of making good faulty or defective workmanship, material, construction or design, but this exclusion shall not apply to damage resulting from such faulty or defective workmanship, material, construction or design;
- (3) Wear, tear, normal upkeep, inherent vice, latent defect, vermin or normal making good;
- (4) Loss or damage directly or indirectly occasioned by happening through or in consequence of war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power, martial law or confiscation or nationalization or requisition or destruction of or damage to property by or under the order of any government or public or local authority.

STATE OF UTAH
PROPERTY INSURANCE FORM

- (5) Loss or damage arising directly or indirectly from nuclear reaction, nuclear radiation or radioactive contamination however such nuclear reaction, nuclear radiation or radioactive contamination may have been caused; nevertheless if a fire arises directly or indirectly from nuclear reaction, nuclear radiation or radioactive contamination any loss or damage arising directly from that fire shall (subject to the provision of this policy) be covered, excluding however all loss or damage caused by nuclear reaction, nuclear radiation or radioactive contamination arising directly or indirectly from that fire;
- (6) Loss or damage caused by frost or freezing unless resulting from damage occasioned by fire and/or lighting and/or explosion and/or windstorm and/or hail and/or riot and/or riot attending a strike and/or civil commotion and/or aircraft and/or vehicles and/or smoke;
- (7) Loss or damage to automobiles or aircraft; with the exception of aircraft (rotors or propellers not in motion) used for mechanics training courses at State institutions of higher learning.
- (8) Loss due to disappearance or revealed by inventory shortage alone;
- (9) Mechanical breakdown, but this exclusion shall not be deemed to exclude loss or damage arising as a consequence of mechanical breakdown;
- (10) Infidelity of the Insured's employees;
- (11) Contractor's equipment of every description;
- (12) Water distribution reservoirs and dams, outside water mains and fire hydrants which are part of the operating water systems;
- (13) Railway tracks and ties and other railway construction outside of buildings;
- (14) Bridges, approaches, causeways, subways, culverts, trestles, viaducts and other highway and roadway construction (but not bridges nor subways attached to and communicating with any building, which are covered hereunder).

26. PERSONAL PROPERTY

It is understood and agreed that, at the option of the Named Insured, this policy shall extend to cover personal property of the nature covered by this policy, belonging to members of the governing body of the Named Insured, members of its boards or commissions, elected or appointed officials, employees or authorized volunteers of the Named Insured, or students at any of Named Insured's educational institutions, while located on premises owned, leased or occupied by said Named Insured, but loss, if any, on such personal property shall be adjusted with and made payable to the School District business official responsible for risk management.

27. OTHER INSURANCE

If at the time of loss there is other insurance, the Company shall not be liable for any loss hereunder until:

- A. The liability of such other insurance has been exhausted, and
- B. Then for only such amount collectible according to the terms of this policy as may exceed the amount due from such other insurance.

28. SUBROGATION WAIVER

This insurance shall not be invalidated should the Insured waive, in writing, before loss has occurred, any or all right of recovery against any party for loss, provided, however, that in the event the Insured waives only a part of his rights

STATE OF UTAH
PROPERTY INSURANCE FORM

against any particular party, the Company shall be subrogated with respect to all rights of recovery, which the Insured may retain against any such party, for loss from the perils insured against, to the extent that payment therefore is made by the Company.

29. AUTOMATIC REINSTATEMENT

Any loss hereunder shall not reduce the amount of this policy. This clause does not apply to the perils of Earthquake or Flood.

30. EXTENSIONS OF COVERAGE

A. Alterations and New Buildings:

Permission granted to make alterations in or to construct additions to any building described herein and to construct new buildings on the described premises. This policy is extended to cover, subject to all its provisions, loss of earnings or extra expense resulting from damage to or destruction of such alterations, additions on new buildings while in course of construction and when completed or occupied, provided that, in the event of damage to or destruction of such property (including building materials, supplies, machinery or equipment incident to such construction or occupancy while on the described premises or within 100 feet thereof) so as to delay commencement of business operations of the Insured, the length of time for which the Company shall be liable shall be determined as otherwise provided herein but such determined length of time shall be applied and the loss hereunder calculated from the date that business operations would have begun had no damage or destruction occurred.

B. Business Interruption (Gross Profits)

- (1) Loss of Earnings, including Tuition Fees, resulting from the necessary interruption of business conducted by the Insured including all interdependencies between or among companies owned or operated by the Insured caused by loss, damage, or destruction by the perils insured herein during the term of this policy to real and/or personal property.
- (2) If such loss occurs during the term of this policy, it shall be adjusted on the basis of ACTUAL LOSS SUSTAINED by the Insured consisting of the gross profit which is prevented from being earned including ordinary payroll and payroll; and all charges and other expenses, except as outlined in Section 31., C. below, to the extent that these must necessarily continue during the interruption of business, but only to the extent to which such charges and expenses would have been incurred had no loss occurred.
- (3) In determining the amount of gross profit, charges, and expenses covered hereunder for the purposes of ascertaining the amount of actual loss sustained, due consideration shall be given to the experience of the business before the date of damage or destruction and to the probable experience thereafter had no loss occurred.
- (4) In the event of loss or damage to or destruction of property caused by any of the perils covered herein which results in an interruption of research and development activities (including research animals), which in themselves would not have produced income during the recovery period, this policy shall cover the actual loss sustained of the continuing fixed charges and expenses, including ordinary payroll, and payroll directly attributable to such research and development activities (including research animals).
- (5) For purpose of this coverage, "Tuition Fees" are defined as the sum of tuition, fees and other income from students, less the cost of merchandise sold and materials and supplies consumed in services sold to such students. In determining Tuition Fees due consideration shall be given to the experience of the Insured before the date of damage or destruction and the probable experience thereafter had no loss occurred.

STATE OF UTAH
PROPERTY INSURANCE FORM

- (6) The company shall not be liable for any increase of loss of earnings, tuition fees, nor for any extra expense resulting from interference at the described premises, by strikers or other persons, with rebuilding, repairing or replacing the property or with the resumption or continuation of business; nor shall the Company be liable for any other consequential or remote loss.

C. Extra Expense

- (1) Extra Expense incurred by the Insured in order to continue as nearly as practicable the normal operation of the Insured's business following loss, damage or destruction by the perils insured herein during the term of this policy to Real and/or Personal Property.
- (2) The term Extra Expense, as used herein, is defined as the excess (if any) of the total cost incurred during the recovery period chargeable to the operation of the Insured's business, over and above the total cost that would normally have been incurred to conduct the business during the same period had no damage or destruction occurred.

D. Accounts Receivables

In the event of loss, damage or destruction to records or accounts receivable from customers by the perils insured herein, the Insurer will indemnify the Insured as follows:

- (1) All sums due the Insured, provided the Insured is unable to effect collection thereof as a result of loss or damage to records of accounts receivable by a peril insured by this policy.
- (2) Collection expense in excess of normal collection and made necessary because of such loss or damage.
- (3) Other expenses, when reasonable incurred by the Insured in reestablishing records of accounts receivables following such loss or damage.

For purpose of this insurance, credit card company charge media shall be deemed to represent sums due the Insured from customers.

When there is proof that a loss of records of accounts receivable has occurred by the Insured and Insured cannot more accurately establish the total amount of accounts receivable outstanding as of the date of such loss, such amount shall be computed as follows:

- (1) The monthly average of accounts receivable during the last available Twelve (12) months, together with collection expenses in excess of normal collection costs and made necessary because of such loss or damage and reasonable expenses incurred in reestablishing records of accounts receivable following such loss or damage, shall be adjusted in accordance with the percentage increased or decreased in the Twelve (12) months average of monthly gross revenues which may have occurred in the interim;
- (2) The monthly amount of accounts receivable thus established shall be further adjusted in accordance with any demonstrable variance from the average for the particular month in which the loss occurred, due consideration also being given to the normal fluctuations in the amount of accounts receivable within the fiscal month involved. There shall be deducted from the total amount of accounts receivable, however established, the amount of such accounts evidenced by records, not lost or damaged, or otherwise established or collected by the Insured and an amount to allow for probable bad debts which would normally have been uncollectible by the Insured.

E. Leasehold Interest

STATE OF UTAH
PROPERTY INSURANCE FORM

In the event of loss, damage, or destruction caused by the perils insured herein during the term of this policy and not otherwise excluded, to real property which is leased by the Insured, this policy is extended to cover as follows:

- (1) If as a result of such loss or damage the property becomes wholly untenable or unusable and the lease agreement requires continuation of the rent, this Insurer shall indemnify the Insured for the actual rent payable for the unexpired term of the lease; or
- (2) If as a result of such loss or damage the property becomes partially untenable or unusable and the lease agreement requires continuation of the rent, this company shall indemnify the Insured for the proportion of the rent applicable thereto; or
- (3) If as a result of such loss or damage the lease is cancelled by the lessor pursuant to the lease agreement or by operation of law, this Insurer shall indemnify the Insured for its Lease Interest for the first three months following the loss or damage and for its Net Lease Interest for the remaining unexpired term of the lease; provided however, that this company shall not be liable for any increase in the amount recoverable hereunder resulting from the suspension, lapse or cancellation of any license, or from the Insured exercising an option to cancel the lease; or from any act or omission of the Insured which constitutes a default under the lease; and provided further that the Insured shall use any suitable property or service owned or controlled by the Insured or obtainable from another source to reduce the loss hereunder.

F. Rental Value and Rental Income

Loss of Rental Income and/or Loss of Rental Value of the Insured caused by loss, damage or destruction by the perils insured herein during the term of this policy to property and/or premises rented/or occupied by the Insured and/or rented or leased by the Insured to others.

- (1) Rental Income shall include the following:
 - (a) The total anticipated gross rental income from tenant(s) which would otherwise be obligations of the Insured, plus
 - (b) The amount of all charges assumed by tenant(s) which would otherwise be obligations of the Insured, plus
 - (c) A similar value for that portion occupied by the Insured:
 - (d) Rental Value shall include the following

This policy will serve as Rental Income Insurance in those situations where the Insured is required under a lease or rental agreement to maintain such insurance on behalf of any landlord.

This policy will respond for rental expenses incurred by the Insured in excess of the expenses which would have been incurred had a leased or rented premises not been damaged or destroyed by any peril covered under this policy. Such coverage will apply for all additional expenses incurred during the period of untenability of if the lease cannot be terminated until its expiration.

G. Royalties

- (1) Loss of income to the Insured under royalty, licensing fees, or commission agreements between the Insured and another party which is not realizable due to loss, damage or destruction by any of the perils not excluded in this policy.
- (2) If such loss occurs during the term of this policy, it shall be adjusted on the basis of ACTUAL LOSS SUSTAINED of such income referred to in paragraph 1 above, which would have been earned had no loss occurred.
- (3) Resumption of Operations: The Insured shall influence, to the extent possible, the party with whom the agreement described in paragraph 1 above has been made to use any

STATE OF UTAH
PROPERTY INSURANCE FORM

other machinery, supplies or locations in order to resume business so as to reduce the amount of loss hereunder and the Insured shall cooperate with that party in every way to effect this, but not financially, unless such expenditures shall be authorized by the Insurer.

- (4) Experience of the Business: In determining the amount of income derived from the agreement(s) described in paragraph 1 above for the purposes of ascertaining the amount of loss sustained, due consideration shall be given to the amount of income derived from such agreement(s) before the date of damage or destruction and to the probable amount of income thereafter had no loss occurred.

H. Transit

- (1) This policy attaches and covers shipments within and between the territorial limits of this policy, including the coastal waters thereof, by any means of conveyance, from the time the property is moved for purpose of loading and continuously thereafter while awaiting and during loading and unloading and in temporary storage, including temporary storage on any conveyance intended for use for any outbound or used for inbound shipment, including during deviation and delay, until safely delivered and accept at place of final destination. No coverage is provided under this policy for import and/or incoming intercoastal water shipments until after discharge from ocean going vessels and until after the risk assumed under any Ocean Marine cargo policy has commenced whichever occurs first, export and/or outgoing intercoastal water shipments after placed on board ocean going vessels or after the risk assumed under any Ocean Marine cargo policy has commenced whichever occurs first.
- (2) This insurance is extended to cover loss or damage to property in transit (including time element coverages) that the Insured has an insurable and/or financial interest in and this is not otherwise excluded in this policy, including, but not limited to, the following:
- (a) sold and shipped by the Insured under terms of F.O.B. point of origin or other terms usually regarded as terminating the shipper's responsibility short of points of delivery;
 - (b) arising out of any unauthorized person(s) representing themselves to be the proper party(ies) to receive goods for shipment or to accept goods for delivery;
 - (c) occasioned by the acceptance by the Insured, by its agents, or by its customers of fraudulent bills of lading, shipping and delivery orders, or similar documents;
 - (d) at the Insured's option, which is incoming to the Insured.
- (3) (a) The Insured may waive right(s) of recovery against private, contract, and common carriers and accept bills of lading or receipts from carriers, bailees, warehousemen, or processors limiting or releasing their liability, but this transit insurance shall not inure to the benefit of any carrier, bailee, warehouseman, or processor.
- (b) With respect to shipments described under subparagraphs 2a and 2d above, the Insurer agrees to waive its rights or subrogation against shippers and consignees at the option of the Insured.
- (4) The Insured is not to be prejudiced by any agreements exempting lightermen from liability.

STATE OF UTAH
PROPERTY INSURANCE FORM

- (5) Seaworthiness of any vessel or watercraft and airworthiness of any aircraft are admitted between the Insurer and the Insured.

Insurer will pay the actual loss of business income/extra expense the insured sustains during the period of restoration because of the necessary suspension of the insured's operations due to a covered cause of loss to the property of the insured's customers, vendors and suppliers or downstream suppliers which results in a suspension in their ability to supply or accept good and/or materials, supplies or services.

This policy, subject to all its provisions and without increasing the amount of said policy limits, also insures against loss, damage or destruction by the perils insured against, of:

- (1) Contingent Business Interruption/Contingent Extra Expense: Property that directly prevents a direct supplier of goods and/or services to the Insured from rendering their goods and/or services, or property that prevents direct customers of goods and/or services from the Insured from accepting the Insured's goods and/or services. Coverage hereunder also includes real and personal property located at Attraction Properties.
- (2) Service Interruption/Off Premises Power: All incoming services to the Insured, whether or not owned by the Insured, including, but not limited to, any electrical equipment and systems, fuel, water, gas, feedstock, pulp, liquid gases, sewage, steam, telephone, telecommunications, heating, refrigeration and/or air conditioning systems, or their respective transmission lines or utility plants, situated on or outside of the premises, when used for the incoming service of the Insured. This coverage is extended to include loss or damage resulting from any accidental occurrence to the property owned under this clause.

There shall be no loss payable under this Additional Coverage unless the interruption exceeds the 24 hour Qualifying Period. If the loss exceeds the Qualifying Period then loss shall be measured from date and time of the interruption of service. However, such Qualifying Period does not apply if there is physical loss or damage to Insured Property caused by the interruption.

- (3) Impounded Water: Dams, reservoirs or equipment connected therewith when water used as a raw material or used for power or for other manufacturing purpose stored behind such dams or reservoirs is released from storage and causes an interruption of business caused by lack of adequate water supply from such sources.
- (4) Consequential/Sequential Damage: Consequential/sequential loss or damage caused by or resulting from the change of temperature or humidity or by interruption of power, heat, light, air conditioning, refrigeration, telephone or telegraphs, supply water or telecommunications resulting from damage by the perils insured against hereunder to property/equipment or plants used to provide refrigeration, cooling, humidifying, dehumidifying, air conditioning, heating generating, converting power, or telephone or telegraph, or telecommunications including all connections and supply from transmission lines and pipes, power generating equipment, utility plants, or sources, whether or not such equipment is on or off the premises of the Insured.
- (5) Civil/Military Authority: Actual loss as insured herein during the period of time when, as a result of a peril insured against, access to real or personal property that is within 5 miles of Insured's premises and is prohibited by order of civil authority for a period not exceeding 30 days.
- (6) Ingress/Egress: Loss sustained during the period of time when, as a result of a peril insured against, ingress to or egress from real or personal property that is within 5 miles of Insured's premises and is prohibited, irrespective of whether property of the Insured sustained damage for a period not exceeding 30 days.

STATE OF UTAH
PROPERTY INSURANCE FORM

- (7) Outgoing Effluence: This policy is extended to cover the actual loss sustained because of inability of any location herein insured to directly discharge its outgoing effluence to a public waste treatment plant due to damage to or destruction of that public waste treatment plant.
- (8) Soft Costs: In the event of loss or damage insured against under this policy resulting in delay of completion of a construction project, this policy provides coverage for those expenses relating to such project over and above those costs which would have been incurred, including, but not limited to, interest payments on financing under a loan agreement and real estate taxes accruing during the period of delay.

Loss Provisions Applicable to Clauses A, B, C, D and E (and the further extensions thereto):

A. Period of Recovery

The length of time for which loss may be claimed is referred to as the recovery period and is defined as follows:

- (1) shall commence with the date of such loss or damage and shall not be limited by the date of expiration of this policy.
- (2) shall not exceed such length of time as would be required with the exercise of due diligence and dispatch to rebuild, repair, or replace such part of the property which has been destroyed or damaged; and
- (3) such additional length of time to restore the Insured's business to the condition that would have existed had no loss occurred, commencing with the later of the following dates:
 - (a) the date on which the liability of the company for loss or damage would otherwise terminate; or
 - (b) the date on which repair, replacement or rebuilding of such part of the property as has been damaged is actually completed and the Insured has resumed normal operations.

But in no event for more than two years thereafter from said later commencement date;

With respect to alterations, additions, or property while in the course of construction, erection, installation, or assembly, due consideration shall be given to the level of production or level of business operations that would reasonably have been achieved after construction and start up would have been completed had no physical damage occurred.

B. If the Insured can reduce the loss resulting from the interruption of business:

- (1) by a complete or partial resumption of operations of the property insured, where damaged or not; or
- (2) by making use of stock, merchandise, or other property;

then such reduction shall be taken into account in arriving at the amount of loss hereunder.

C. Expense to Reduce Loss

STATE OF UTAH
PROPERTY INSURANCE FORM

This policy also covers such expenses as are necessarily incurred for the purpose of reducing any loss under this policy, even though such expenses may exceed the amount by which the loss under this policy is thereby reduced.

- D. In determining the amount of loss insured hereunder due consideration shall be given to the experience of the business before the date of damage or destruction and to the probable experience thereafter had no loss occurred.

E. Special Exclusions:

This section of the policy does not insure against any increase of loss which may be occasioned by the suspension, lapse, or cancellation of any lease, license, contract, or order; nor for any increase of loss due to interference at the Insured's premises by strikers or other persons with rebuilding, repairing, or replacing the property damaged or destroyed, or with the resumption or continuation of business, or with the re-occupancy of the premises.

31. MISCELLANEOUS DEFINITIONS

- (1) "Valuable Papers and Records" means written, printed or otherwise inscribed documents and records, including books, maps, films, drawings, abstracts, deeds, mortgages and manuscripts, but does not mean money or securities.
- (2) "Money" means currency, coins, bank notes, bullion, traveler's checks, registered checks and money orders held for sale to the public.
- (3) "Securities" means all negotiable and non-negotiable instruments or contracts representing either money or other property and includes revenue, food stamps and other stamps in current use, tokens and tickets, but does not include money.

32. PERMISSION AND PRIVILEGES

Permission granted:

- (1) for such use of the premises as is usual and incidental to the business conducted therein and for existing and increased hazards and for change in use or occupancy;
- (2) to keep and use all articles and materials, usual and incidental to said business, in such quantities as the exigencies of the business require;
- (3) for the building(s) to be in course of construction, alteration or repair, all without limit of time but without extending the term of this policy, and to build additions thereto;
- (4) for buildings to be vacant or unoccupied;
- (5) for changes in protective safeguards such as sprinklers and alarm systems irrespective of notice given to the Company.

This insurance shall not be prejudiced:

- (1) by any act or neglect of the owner of the building(s) or by any act or neglect of any occupant of the building(s); nor
- (2) shall this insurance be prejudiced by any error in stating the name, number, street or location of any building(s) and contents covered hereunder;
- (3) if the Insured is not the sole and unconditional owner of the property insured hereunder;

STATE OF UTAH
PROPERTY INSURANCE FORM

- (4) if the property insured hereunder be or become encumbered by mortgage, chattel mortgage, trust and/or bonded indebtedness;
- (5) if foreclosure proceedings be commenced or notice of sale given of any property covered by this policy.

33. DEBRIS REMOVAL

We will pay the expense of removal from the Premises described in the Schedule of Locations of debris remaining as a result of physical loss insured against under this Policy when the Insured gives written notice of Loss to the Company as soon as practicable but not more than 180 days after the Loss. There is no coverage for the expense of removing contaminated property nor the contaminant therein or thereon, whether or not the contamination results from an Occurrence. Contaminant includes, but is not limited to Pollutants.

The Company's total liability for debris removal for each insured location sustaining physical Loss payable in any one Occurrence shall not exceed the Limit of Insurance shown in the Commercial Property Coverage Declarations Page except that the provisions of this Clause shall not increase any other amounts of insurance or limits of liability provided elsewhere in this Policy.

34. POLLUTANT CLEAN UP AND REMOVAL

We will pay your expense to extract Pollutants from Land or water at Premises described in the Schedule of Locations if the discharge, dispersal, seepage, migration, release or escape of the Pollutants occurs from Loss to Covered property and results from a peril covered by this policy, but only when such Loss to Covered Property first occurred during the Policy Period. The expenses will be paid only if they are reported to us in writing within 180 days of the date of the Occurrence.

This Additional Coverage does not apply to costs to test for, monitor or assess the existence, concentration or effects of Pollutants. But we will pay for testing which is performed in the course of extracting the Pollutants for the Land or water.

"Pollutants" as used in this Policy shall mean any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

35. ASBESTOS EXCLUSION

This policy does not cover:

- A. Asbestos, dioxin or polychlorinated biphenols (hereinafter all referred to as "Materials") removal from any good, product or structure unless the asbestos is itself damaged by a peril covered by this policy.
- B. Demolition or increased cost of reconstruction, repair, debris removal or loss of use necessitated by the enforcement of any law or ordinance regulating such Materials;
- C. Any governmental direction or request declaring that such Materials present in or part of or utilized on any undamaged portion of the insured's property can no longer be used for the purpose for which it was intended or installed and must be removed or modified.

The coverage afforded does not apply to payment for the investigation or defense of any loss, damage or any cost, loss of use expense, fine or penalty or for any expense or claim or suit related to any of the above.

36. AUTHORITIES EXCLUSION

Notwithstanding any of the provisions of this policy, the Company shall not be liable for loss, damage, costs, expenses, fines or penalties incurred or sustained by or imposed on the insured at the order of any Government Agency, Court or other Authority arising from any cause whatsoever.

STATE OF UTAH
PROPERTY INSURANCE FORM

37. INSURANCE AGREEMENT POLICY PERIOD AND PREMIUM:

In consideration of the Policy Period and the Annual Premium shown on the Declarations Page, this Agreement attaches and insures from the dates beginning and ending at 12:01 a.m. at the location of property involved.

If the Policy Period of this Agreement is longer than one year, for each subsequent year of coverage, premium will be due at the anniversary and will be subject to rules and rates in effect at that time.

STATE OF UTAH
PROPERTY INSURANCE FORM

LOSS OF TAX REVENUE COVERAGE ENDORSEMENT

It is hereby understood and agreed that this policy covers Loss of Tax Revenue, as follows:

- 1) The Company shall pay loss of tax revenue the Insured sustains due to the necessary interruption of tax revenue caused by direct physical loss or damage to real and/or personal property of others. Such direct physical loss or damage must be caused by a peril insured against and must occur during the Policy Period.
- 2) Loss of tax revenue means the actual amount of tax revenue that would have been collected by the Insured during the period of restoration if the premises for which insurance is provided had not suffered direct physical loss or damage. Loss of tax revenue shall be adjusted on the basis of the actual loss sustained by the Insured, during the period of restoration, consisting of tax revenue which is thereby prevented from being earned.
- 3) In determining the amount of tax revenue covered hereunder for the purpose of ascertaining the amount of loss sustained, due consideration shall be given to the tax revenue experience before the date of loss or damage to the premises and to the probable experience thereafter had no loss occurred.

ADDITIONAL PROVISIONS APPLICABLE TO LOSS OF TAX REVENUE COVERAGE

PERIOD OF RESTORATION:

- 1) Period of restoration means the period of time that:
 - (a) Begins with the date of direct physical loss or damage to the described premises shown in the Schedule by any of the perils covered herein; and
 - (b) Ends on:
 - (i) the date when the property at the described premises should be repaired, rebuilt or replaced with reasonable speed and similar quality, but in no event longer than twelve (12) months; or
 - (ii) in the event the property at the described premises is not repaired, rebuilt or replaced, the length of time that would be required to repair, rebuild or replace with reasonable speed and similar quality, not to exceed 6 months.

Period of restoration does not include any increased period required due to the enforcement of any ordinance or law that:

- (a) Regulates the construction, use or repair, or requires the tearing down, of any property; or
- (b) Requires the Insured or others to test for, monitor, clean up, remove, contain, treat, detoxify, or neutralize, or in any way respond to, or assess the effects of "contaminants" or "pollutants".

Period of restoration does not include any increased period required due to interference at the described premises by strikers or other persons with repairing, rebuilding or replacing the property, or with resumption of business.

The expiration date of this Policy will not cut short the period of restoration.

PROPERTY EXCLUDED

This Policy does not cover loss of tax revenue caused by, arising out of, or resulting from loss or damage to:

- A. Land; land values; soil; water, including ground water, surface water, process water and drinking water;
- B. Growing crops; drying crops; standing timber; lawns; trees; plants; shrubs;
- C. Wells; brick, stone or concrete foundations or footings of any kind; pilings below the surface of the ground; piers, wharves or docks; pavements, sidewalks or roadways; retaining walls that are not part of a covered building;

STATE OF UTAH
PROPERTY INSURANCE FORM

- D. Dams and bridges;
- E. Property that has been vacant or unoccupied for more than thirty (30) days;
- F. Power transmission and feeder lines not on the described premises shown in the Schedule;

PERILS INSURED AGAINST

This Policy covers loss of tax revenue arising out of all risks of direct physical loss of or damage, except as hereinafter excluded.

PERILS EXCLUDED

This Policy does not apply to loss of tax revenue arising out of loss or damage to any of the described premises shown in the Schedule caused directly or indirectly by the following:

- A. Explosion, rupture, or bursting of steam boilers, steam pipes, steam turbines or steam engines. But if explosion, rupture, or bursting of steam boilers, steam pipes, steam turbines or steam engines results in a covered peril that causes loss or damage to the described premises shown in the Schedule, the Company will pay for loss of tax revenue arising from such loss or damage to the described premises, provided that the ensuing loss is not otherwise excluded;
- B. Moth, vermin, termites or other insects;
- C. Inherent vice, latent defect, rust, wet or dry rot;
- D. Dampness of atmosphere, smog or extremes in temperature, marring, scratching, change in color or finish, contamination by pollutants or any other foreign matter;
- E. Fungus, mold(s), mildew or yeast, or any spores or toxins created or produced by or emanating from such fungus, mold(s), mildew or yeast;
 - (1) fungus includes, but is not limited to, any of the plants or organisms belonging to the major group fungi, lacking chlorophyll, and including mold(s), rusts, mildews, smuts and mushrooms;
 - (2) mold(s) includes, but is not limited to, any superficial growth produced on damp or decaying organic matter or on living organisms, and fungi that produce mold(s);
 - (3) spores means any dormant or reproductive body produced by or arising or emanating out of any fungus, mold(s), mildew, plants, organisms or microorganisms;
- F. Nuclear reaction or nuclear radiation or radioactive contamination, all whether controlled or uncontrolled, and whether such loss be direct or indirect, proximate or remote, or be in whole or in part caused by, contributed to, or aggravated by the peril(s) insured against in this Policy; except if fares ensues, the Company will pay for loss of tax revenue resulting from loss or damage caused directly by the fire to the described premises shown in the Schedule; however we will not pay for loss of tax revenue resulting from such loss or damage to the described premises caused by nuclear reaction, nuclear radiation or radioactive contamination;
- G. (1) War, hostile or warlike action in time of peace or war, whether or not declared, including action in hindering, combating, or defending against an actual, impending, or expected attack
 - (a) by any government or sovereign power (de jure or de facto) or by any authority maintaining or using military, naval, or air forces; or
 - (b) by military, naval, or air forces; or
 - (c) by an agent of any such government, power, authority, or force;
 - (d) any weapon of war employing atomic fission or radioactive force, whether in time of peace or war, whether or not its discharge was accidental;
- (2) Insurrection, rebellion, revolution, civil war, usurped power, or action taken by governmental authority in hindering combating, or defending against such occurrence, seizure or destruction; or
- (3) Any consequence of any of the foregoing.
- H. Any actual alleged or threatened release, discharge escape or dispersal of "CONTAMINANTS" or "POLLUTANTS", all whether direct, indirect, proximate or remote or in whole or in part caused by contributed to or aggravated by any physical damage to the described premises shown in the Schedule.

STATE OF UTAH
PROPERTY INSURANCE FORM

Nevertheless, if fire, not otherwise excepted or excluded from coverage, arises directly or indirectly from seepage or contamination or pollution, we will pay for loss of tax revenue resulting from damage caused directly by the fire to the described premises shown in the Schedule.

"CONTAMINANTS" and "POLLUTANTS" means any solid, liquid, gaseous, or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste which after its release can cause or threaten damage to human health or human welfare or causes or threatens damage, deterioration, loss of value, marketability or loss of use to the described premises shown in the Schedule, including, but not limited to, bacteria, fungi, virus, or hazardous substances as listed in the Federal Water, Pollution Control Act, Clean Air Act, Resource Conservation and Recovery Act of 1976, and Toxic Substances Control Act or as designated by the U. S. Environmental Protection Agency. Waste includes materials to be recycled, reconditioned or reclaimed.

This exclusion shall not apply when loss or damage to the described premises shown in the Schedule is directly caused by fire, lightning, aircraft impact, explosion, riot, civil commotion, smoke, vehicle impact, windstorm, hail, vandalism, malicious mischief. But, this Company shall not be liable for more than \$100,000 of loss of tax revenue as a result of such ensuing loss or damage to the described premises shown in the Schedule.

This exclusion shall also not apply when loss or damage to the described premises shown in the Schedule is directly caused by leakage or accidental discharge from automatic fire protection systems.

I. Any ordinance or law requiring:

- (1) The removal of asbestos, dioxin or polychlorinated biphenols (hereinafter all referred to as "Materials") from any good, product or structure.
- (2) Demolition or increased cost of reconstruction, repair, debris removal or loss of use necessitated by the enforcement of any law or ordinance regulating such Materials.
- (3) Any governmental direction or request declaring that such Materials presenting or part of, or utilized on any undamaged portion of the Insured's property can no longer be used for the purpose for which it was intended or installed and must be removed or modified.

J. The enforcement of any ordinance or law:

- (1) regulating the construction, use or repair of any property, or
- (2) requiring the tearing down of any property

K. Action by civil authority that prohibits access to the described premises shown in the Schedule;

L. Seizure or destruction of real or personal property at the described premises shown in the Schedule by order of governmental authority. But coverage shall be provided for acts of destruction ordered by governmental authority and taken at a time of a fire to prevent its spread, if such fire would be covered under this Policy.

STATE OF UTAH
PROPERTY INSURANCE FORM

NAMED INSURED ENDORSEMENT

The State of Utah, including any office, department, agency, authority, commission, board, institution, hospital, college, charter school, university or other instrumentality of the State as is now or hereafter constituted.

Entities specifically excluded as is now or hereafter constituted are:

Utah State Retirement Board
Utah Transit Authority
Utah Workers Compensation Fund

All other terms and conditions remain unchanged.

STATE OF UTAH
PROPERTY INSURANCE FORM

ADDITIONAL INSURED/LOSS PAYEE/MORTGAGEE ENDORSEMENT

It is agreed that such insurance as is afforded by this policy shall also apply to:

Training Rehabilitation Advancement Independent Learning Enrichment Program (TRAIL) as an Insured but only with respect to:

All property owned by TRAIL used by Juab School District including but not limited to the Mt. Nebo Training Center.

It is agreed that the following is named as an Additional Insured as respects all operations involving the Granite School Handicap Services:

Salt Lake County Human Services Department
135 East 21st South, Building 3
Salt Lake City, UT 84115

It is agreed that the following Mortgagees/Loss Payees are added under this policy, as their interests may appear:

1. Howard Hughes Medical Institute
6701 Rockledge Drive
Bethesda, MD 20817
Attn: William T. Quillen

As respects the Howard Hughes Medical Institute located on the University of Utah Campus, Salt Lake City, UT.

2. United of Omaha Life Ins Co ISAOA ATIMA
c/o CBRE Loan Services
929 Gessner #1700
Houston, TX 77024

RE: University of Utah Research Funding, 423 Wakara Way, Salt Lake City UT 84108
Insurance for Building and Equipment located at
417 Wakara Way & 419 Wakara Way, Loan number 800070003
423 Wakara Way, Loan number 800070004.

3. Voya Insurance & Annuity Co., an Iowa Corp.
c/o Bonneville Mortgage
111 E Broadway #1250
Salt Lake City, UT 84111

RE: University of Utah, 585 Komas Dr., Salt Lake City, UT 84108.

4. Loss Payee:
SunTrust Equipment Finance &
Leasing Corp, ISAOA
PO Box 4418
Atlanta GA 30302

Pinnacle Public Finance, Inc.
8377 East Hartford Dr. #115
Scottsdale AZ 85255

RE: Department of Corrections, Loan# 443 5004904 001 & #443 5008366 001
State of Utah, Utah Department of Corrections, Phase II

STATE OF UTAH
PROPERTY INSURANCE FORM

Equipment: Johnson Control Inc Energy Conservation Equipment, Contract #0471435;
Equipment Cost: \$5,028,112
#443 5004904 001; #443 5008366 001

Holders of certificates of insurance against this policy that are shown as additional Named Insured, mortgagees or loss payees are added to this policy as their interest may appear as respects the property listed on the certificates of insurance.

Mortgage Clause:

Loss or damage, if any, under this policy shall be payable to the mortgagee(s), as scheduled on this policy, as their interest(s) may appear, and this insurance, as to the interest(s) of mortgagee(s) only therein, shall not be invalidated by any act or neglect of the mortgagor or owner of the described property, nor by any foreclosure or other proceedings or notice of sale relating to the described property, nor by any change in title or ownership of the property, nor by occupation of the premises for purposes more hazardous than are permitted by this policy provided that in case the mortgagor or owner shall neglect to pay any premium due under this policy, the mortgagee shall, on demand, pay the same. Provided also, that the mortgagee shall notify this Company of any change of ownership or occupancy or increase of hazard which shall come to the knowledge of said mortgagee and, unless permitted by this policy, it shall be noted thereon and the mortgagee shall, on demand, pay the premium for such increased hazard for the term of use thereof; otherwise this policy shall be null and void. Provided also, that in case the mortgagor shall neglect to provide Proof of Loss under the conditions of this policy, the mortgagor within 90 days of notice by this Company shall submit such Proof of Loss.

This Company reserves the right to cancel this policy at any time as provided by its terms, but in such case this policy shall continue in force for the benefit only of the mortgagee for thirty (30) days after notice to the mortgagee of such cancellation and shall then cease and this Company shall have the right, on like notice, to cancel this agreement.

Whenever the Company shall pay the mortgagee any sum for loss or damage under this policy and shall claim that, as to the mortgagor or owner, no liability therefore existed, the Company shall, to the extent of such payment, be thereupon legally subrogated to all the rights of the party to whom such payment shall be made.

All other terms and conditions remain unchanged.

STATE OF UTAH
PROPERTY INSURANCE FORM

EARTHQUAKE ENDORSEMENT

1. It is agreed that this policy covers loss or damage to the insured property as a result of Earthquake.
2. For the purpose of this insurance, Earthquake shall be defined as follows:
 - A. Earth movement, meaning natural faulting of land masses, landslide, rock slide, mudflow, earth rising, earth sinking, earth shifting or settling; not including subsidence unless, as a direct result of such earth movement.
 - B. Volcanic eruption, meaning the eruption, explosion or effusion of a volcano.
3. Limit of Liability:

The liability of the Company for loss or damage caused by Earthquake shall not exceed \$525,000,000 per occurrence and in the aggregate for the policy term.
4. Each loss by earthquake shall constitute a single claim hereunder; provided, that if more than one earthquake shall occur within any period of seventy-two (72) hours during the term of this endorsement, such shocks shall be considered to constitute a single earthquake, but the Company shall not be liable for any loss or damage:
 - A. occurring before this policy becomes effective; or
 - B. occurring after termination of this policy, except loss or damage arising from an occurrence in progress when this policy terminated.
5. If the coverage of the policy to which this endorsement is attached includes both Property Damage and Business Interruption, the foregoing limits shall be the maximum amounts collectible under this policy for loss or damage resulting from the peril described in Paragraph 2 above, regardless of whether the loss involves Property Damage alone or both Property Damage and Business Interruption.

All other terms and conditions remain unchanged.

STATE OF UTAH
PROPERTY INSURANCE FORM

FLOOD ENDORSEMENT

1. It is agreed that this policy covers loss or damage to the insured property as a result of flood.
2. For the purpose of this insurance, Flood shall be defined as follows:
 - A. Surface water, waves or tidal water, and the rising (including the overflow or breaking of boundaries) of lakes, ponds, reservoirs, rivers, harbors, streams or similar bodies of water, whether driven by wind or not;
 - B. Mudslide or mudflow;
 - C. Water that backs up from any sewer or drain;
 - D. Any release of water impounded by a dam.
3. Limit of Liability:

The liability of the Company for loss or damage caused by Flood shall not exceed \$525,000,000 per occurrence and in the aggregate for the policy term, except \$100,000,000 per occurrence and in the aggregate for the policy term as respects loss or damage caused by Flood occurring wholly or partially within Special Flood Hazard Areas (SFHA), areas of 100-Year Flooding, as defined by the Federal Emergency Management Agency .
4. Each loss by flood shall constitute a single claim hereunder; provided that if more than one flood shall occur within any period of seventy-two (72) hours during the term of this endorsement, such flooding shall be considered to constitute a single flood, but the Company shall not be liable for any loss or damage:
 - A. occurring before this policy becomes effective; or
 - B. occurring after termination of this policy, except loss or damage arising from an occurrence in progress when this policy is terminated.
5. If the coverage of the policy to which this endorsement is attached includes both Property Damage and Business Interruption, the foregoing limits shall be the maximum amounts collectible under this policy for loss or damage resulting from the peril described in Paragraph 2 above, regardless of whether the loss involves Property Damage alone or both Property Damage and Business Interruption. Coverage for flood is excess of maximum available National Flood Insurance Program limits, whether purchased or not.

All other terms and conditions remain unchanged.

STATE OF UTAH
PROPERTY INSURANCE FORM

LIMIT OF LIABILITY ENDORSEMENT

The Insurer's maximum Limit of Liability in a single "occurrence" regardless of the number of locations or coverages involved shall not exceed the Policy Limit of Liability of \$1,000,000,000 per occurrence, excess of the Policy Deductible(s).

When a Limit of Liability for a location or other specified property is shown, such Limit shall be the maximum amount payable for any loss or damage arising from physical loss, damage or destruction of the type insured by this Policy at the location or involving such other specified property.

Sub-limits stated in the Sub-limits schedule, or elsewhere in this Policy, shall apply as a part of and not in addition to the Policy Limit of Liability. Limits and sub-limits do not include the amount of any applicable Deductibles.

Limits of Liability apply per occurrence unless otherwise stated. When a Sub-limit of Liability is shown as applying in the aggregate during any Policy year, the Insurer's maximum Limit of Liability shall not exceed such Limit during any Policy year regardless of the number of locations and coverages involved.

Schedule of 100% Program Sub-limits:

- A. \$525,000,000 per occurrence and in the aggregate annually as respects losses caused by Flood, except;
- B. \$100,000,000 per occurrence and in the aggregate annually as respects losses caused by Flood occurring wholly or partially within Special Flood Hazard Areas (SFHA), areas of 100-Year Flooding, as defined by the Federal Emergency Management Agency
- C. \$525,000,000 per occurrence and in the aggregate annually as respects losses caused by Earthquake
- D. \$500,000,000 per occurrence as respects Builder's Risk (Builder's Risk projects in excess of \$50MM must be reported to the company within 90 days)
- E. \$125,000,000 Attraction Properties (25 Miles)
- F. \$100,000,000 per occurrence as respects Newly Acquired Properties, subject to properties over \$100,000,000 being reported to the Company within 90 days of acquisition
- G. \$100,000,000 per occurrence as respects Errors & Omissions
- H. \$25,000,000 per occurrence as respects Loss Adjustment Expenses (costs, fees and other expenses incurred by the Insured in establishing the amount of loss covered under this policy)
- I. \$10,000,000 per occurrence and in the aggregate annually as respects Pollutant Clean-up & Removal/ Decontamination Costs
- J. \$500,000 per occurrence as respects losses due to Unauthorized Telephone Service
- K. \$10,000,000 per occurrence as respects losses due to Transit
- L. \$100,000 per occurrence as respects Loss of Tax Revenue
- M. Included – Business Income / Extra Expense (Gross Profits)
- N. Included – Debris Removal
- O. Included – Building Ordinance or Law, including Demolition and Increased Cost of Construction

STATE OF UTAH
PROPERTY INSURANCE FORM

- P. \$25,000,000 per occurrence as respects Consequential Damage/Sequential Damage
- Q. \$50,000,000 per occurrence as respects Furs, Jewelry, Precious Stones and Metal
- R. \$10,000,000 per occurrence as respects Money and Securities
- S. \$125,000,000 per occurrence as respects Service Interruption (24 hours qualifying period)
- T. \$12,500,000 per occurrence as respects Research Animals (covered perils only)
- U. \$25,000,000 per occurrence as respects Property in the Custody of a Warehouseman
- V. \$1,000,000 per occurrence and annual aggregate as respects Mold, Mildew or Fungus resulting from a Listed
- W. \$1,000,000 per occurrence and annual aggregate as respects Asbestos resulting from a Listed Peril

Time Limits: 365 Days as respects Gross Profits
60 Days Extended Period of Indemnity as respects all locations
30 Days as respects Ingress/Egress
30 Days as respects Civil or Military Authority

All other terms and conditions remain unchanged.

STATE OF UTAH
PROPERTY INSURANCE FORM

LOSS ADJUSTMENT ENDORSEMENT

In the event of damage to or destruction of property, at a location designated in this policy and also designated in a boiler and machinery insurance policy(ies) and there is a disagreement between the Insurers with respect to:

- (1) whether such damage or destruction was caused by an Accident insured against by this policy or by a Peril insured against by such boiler and machinery insurance policy(ies) or
- (2) the extent of participation of this policy and of such boiler and machinery policy(ies) in a loss which is insured against, partially or wholly, by any one or all of said policies,

the Company shall, upon written request of the Insured, pay to the Insured one-half of the amount of the loss which is in disagreement, but in no event more than the Company would have paid if there had been no boiler and machinery insurance policy(ies) in effect subject to the following conditions:

- (1) The amount of the loss which is in disagreement, after making provisions for any undisputed claims payable under the said policies and after the amount of the loss is agreed upon by the Insured and the Insurers, is limited to the minimum amount remaining payable under either the boiler and machinery or fire policy(ies);
- (2) The boiler and machinery Insurer(s) shall simultaneously pay to the Insured one-half of said amount which is in disagreement;
- (3) The payments by the Insurers hereunder and acceptance of the same by the Insured signify the agreement of the Insurers to submit to and proceed with arbitration within 90 days of such payments;
The arbitrators shall be three in number, one of whom shall be appointed by the boiler and machinery Insurer and one of whom shall be appointed by the fire Insurer(s) and the third appointed by consent of the other two, and the decision by any two arbitrators shall be binding on the Insurers and that judgment upon such award may be entered in any court of competent jurisdiction;
- (4) The Insured agrees to cooperate in connection with such arbitration but not to intervene therein;
- (5) The provisions of this endorsement shall not apply unless such other policy(ies) issued by the boiler and machinery Insurance Company(ies) is similarly endorsed; and
- (6) Acceptance by the Insured of sums paid pursuant to the provisions of this endorsement, including an arbitration award, shall not operate to alter, waive, surrender, or in any way affect the rights of the Insured against any Insurers.

All other terms and conditions remain unchanged.

STATE OF UTAH
PROPERTY INSURANCE FORM

PERSONAL PROPERTY CLAUSE

It is understood and agreed that, at the option of the Insured, this policy shall extend to cover personal property of the nature covered by this policy, belonging to members of the governing body of the Insured, members of its boards or commissions, elected or appointed officials, employees or authorized volunteers of the Insured, or students of the insured, while located on premises owned, leased or occupied by the insured. This provision does not apply to manuscripts, notes, research records or documents, or other similar records, or to fine arts objects or objects of unique or historical value. This provision does not apply to tenants of housing owned, leased or occupied by the insured.

The following is added to VALUATION section:

Coverage under this section is specifically agreed to be only for actual cash value of covered personal property.

The following is added to OTHER INSURANCE section:

It is specifically agreed that coverage under this section is only for the amount that exceeds the amount of any homeowners policy, renters policy or other insurance covering any loss to covered personal property hereunder.

All other terms and conditions remain unchanged.

ENDORSEMENT #001

This endorsement, effective 12:01 A.M., 07/01/2020

Forms a part of Policy No.: 019946850

Issued to: STATE OF UTAH

By: LEXINGTON INSURANCE COMPANY

**FEDERAL SHARE OF COMPENSATION UNDER TRIA AND CAP ON LOSSES
ENDORSEMENT**

This endorsement modifies insurance provided by this Policy:

DISCLOSURE

You should know that where coverage is provided by this Policy for losses resulting from "Certified Acts of Terrorism" (as defined by Section 102 (1) of United States Terrorism Risk Insurance Act), such losses may be partially reimbursed by the United States Government under a formula established by federal law. However, your Policy may contain other exclusions which might affect your coverage such as, an exclusion for nuclear events. Under the formula, the United States Government generally reimburses 85% through 2015; 84% beginning on January 1, 2016; 83% beginning on January 1, 2017; 82% beginning January 1, 2018; 81% beginning January 1, 2019 and 80% beginning on January 1, 2020, of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage.

You should also know that the Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits United States Government reimbursement as well as insurers' liability for losses resulting from "Certified Acts of Terrorism" when the amount of such losses in any one calendar year exceeds \$100 billion. If the aggregate insured losses for all insurers exceed \$100 billion in a calendar year and if we have met our insurer deductible, we are not liable for the payment of any portion of the amount of such losses that exceeds \$100 billion; and for aggregate insured losses up to \$100 billion, we will only pay a pro rata share of such insured losses as determined by the Secretary of the Treasury.

All other terms and conditions of the Policy remain the same.



Authorized Representative

ENDORSEMENT #002

This endorsement, effective 12:01 AM, 07/01/2020
Forms a part of Policy No.: 019946850
Issued to: STATE OF UTAH
By: LEXINGTON INSURANCE COMPANY

TERRORISM EXCLUSION ENDORSEMENT

This endorsement modifies insurance provided by the Policy:

This insurance does not cover loss or damage caused directly or indirectly by **terrorism** whether controlled or uncontrolled, proximate or remote, sudden or over any length of time, or which is contributed to or aggravated by any other cause or event. Such **terrorism** is excluded regardless of any other cause or event occurring concurrently or in any sequence with such **terrorism**.

As used herein, **terrorism** means the use or threatened use of force or violence against a person or property, or commission of an act dangerous to human life or property, or commission of an act that interferes with or disrupts an electronic or communication system, undertaken by any person or group, whether or not acting on behalf of or in any connection with any organization, government, power, authority or military force, when the effect is to intimidate, coerce or harm:

- a. A government;
- b. The civilian population of a country, state or community; or
- c. Disrupt the economy of a country, state or community.

So long as the Terrorism Risk Insurance Act of 2002, and any revisions or amendments thereto is in effect (the "Act"), **terrorism** includes a certified act of terrorism defined by Section 102. Definitions of the Act.

All other terms and conditions of the Policy remain the same.



Authorized Representative

ENDORSEMENT #003

This endorsement, effective 12:01 AM, 07/01/2020
Forms a part of Policy No.: 019946850
Issued to: STATE OF UTAH
By: LEXINGTON INSURANCE COMPANY

WAR AND TERRORISM EXCLUSION ENDORSEMENT
(Applies to locations outside the United States of America, its territories and possessions)

This endorsement modifies insurance provided by the Policy:

Notwithstanding any provision to the contrary within this insurance or any endorsement thereto, it is agreed that this insurance excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any of the following regardless of any other cause or event contributing concurrently or in any other sequence to the loss:

1. War, invasion, acts of foreign enemies, hostilities or warlike operations (whether war be declared or not), civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of or amounting to an uprising, military or usurped power; or
2. Any act of terrorism.

For the purpose of this endorsement an act of terrorism means an act including, but not limited to, the use of force or violence and/or the threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organization(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public, or any section of the public, in fear.

This endorsement also excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to 1. and/or 2. above.

If the Underwriters allege that by reason of this exclusion, any loss, damage, cost or expense is not covered by this insurance the burden of proving the contrary shall be upon the Assured.

In the event any portion of this endorsement is found to be invalid or unenforceable, the remainder shall remain in full force and effect.

All other terms and conditions of the Policy remain the same.



Authorized Representative

ENDORSEMENT #004

This endorsement, effective 12:01 AM, 07/01/2020

Forms a part of Policy No.: 019946850

Issued to: STATE OF UTAH

By: LEXINGTON INSURANCE COMPANY

ELECTRONIC DATA ENDORSEMENT A

1. Electronic Data Exclusion

Notwithstanding any provision to the contrary within the Policy or any endorsement thereto, it is understood and agreed as follows:-

- a) This Policy does not insure loss, damage, destruction, distortion, erasure, corruption or alteration of ELECTRONIC DATA from any cause whatsoever (including but not limited to COMPUTER VIRUS) or loss of use, reduction in functionality, cost, expense of whatsoever nature resulting therefrom, regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

ELECTRONIC DATA means facts, concepts and information converted to a form useable for communications, interpretation or processing by electronic and electromechanical data processing or electronically controlled equipment and includes programmes, software and other coded instructions for the processing and manipulation of data or the direction and manipulation of such equipment.

COMPUTER VIRUS means a set of corrupting, harmful or otherwise unauthorised instructions or code including a set of maliciously introduced unauthorised instructions or code, programmatic or otherwise, that propagate themselves through a computer system or network of whatsoever nature. COMPUTER VIRUS includes but is not limited to 'Trojan Horses', 'worms' and 'time or logic bombs'.

- b) However, in the event that a peril listed below results from any of the matters described in paragraph a) above, this Policy, subject to all its terms, conditions and exclusions, will cover physical damage occurring during the Policy period to property insured by this Policy directly caused by such listed peril.

Listed Perils:

Fire; Explosion; Lightning; Windstorm; Hail; direct impact of Vehicle or Aircraft or Vessel; Collision;
Overturn or Collapse; Leakage of fire protective equipment; Riot or Civil Commotion;
Smoke; Water Damage; Earthquake; Flood

2. Electronic Data Processing Media Valuation

Notwithstanding any provision to the contrary within the Policy or any endorsement thereto, it is understood and agreed as follows:-

Should electronic data processing media insured by this Policy suffer physical loss or damage insured by this Policy, then the basis of valuation shall be the cost to repair, replace or restore

such media to the condition that existed immediately prior to such loss or damage, including the cost of reproducing any ELECTRONIC DATA contained thereon, providing such media is repaired, replaced or restored. Such cost of reproduction shall include all reasonable and necessary amounts, not to exceed \$POLICY LIMIT any one loss, incurred by the Assured in recreating, gathering and assembling such ELECTRONIC DATA. If the media is not repaired, replaced or restored the basis of valuation shall be the cost of the blank media. However this Policy does not insure any amount pertaining to the value of such ELECTRONIC DATA to the Assured or any other party, even if such ELECTRONIC DATA cannot be recreated, gathered or assembled.

A handwritten signature in black ink, appearing to read "Christopher D. Hume", written over a horizontal line.

Authorized Representative

ENDORSEMENT #005

This endorsement, effective 12:01 AM, 07/01/2020
Forms a part of Policy No.: 019946850
Issued to: STATE OF UTAH
By: LEXINGTON INSURANCE COMPANY

EQUIPMENT BREAKDOWN EXCLUSION ENDORSEMENT

This endorsement modifies insurance provided by the Policy:

Notwithstanding any provision to the contrary within this Policy or any endorsement thereto it is agreed that this Policy excludes loss, damage, cost or expense of whatsoever nature caused by, resulting from or in connection with any of the following:

1. Electrical injury or disturbance to electrical appliances, devices, or wiring caused by artificially generated electrical current, including electric arcing, that disturbs electrical devices, appliances, or wires.
2. Mechanical breakdown, including rupture or bursting caused by centrifugal force.
3. Explosion, rupture, or bursting of steam boilers, steam pipes, steam engines, or steam turbines owned or leased by the Insured, or operated under the control of the Insured.
4. Any condition or event inside any steam boilers, steam pipes, steam engines, or steam turbines that causes loss or damage to such equipment.
5. Any condition or event inside any hot water boilers or other water heating equipment that causes loss or damage to such boilers or equipment.

However, if direct physical loss or damage not otherwise excluded by this Policy ensues from any of the excluded causes of loss enumerated in Paragraphs 1 - 5 above, the Company shall cover only such ensuing loss or damage.

All other terms and conditions of the Policy remain the same.



Authorized Representative

ENDORSEMENT #006

This endorsement, effective 12:01 AM, 07/01/2020

Forms a part of Policy No.: 019946850

Issued to: STATE OF UTAH

By: LEXINGTON INSURANCE COMPANY

JOINT LOSS AGREEMENT

This endorsement modifies insurance provided by the **Policy**:

In the event of direct physical loss or damage to Insured Property at an **Insured Location** that is also a location for which coverage is provided under an Equipment Breakdown or Boiler & Machinery Insurance policy (hereinafter referred to as "Boiler & Machinery Insurance policy") and there is a disagreement between the Insurers with respect to:

1. Whether such loss or damage was caused by a **Covered Cause of Loss** under this **Policy** or by an accident insured by such Boiler & Machinery Insurance policy; or
2. The extent of participation of this **Policy** and of such Boiler & Machinery Insurance policy in a loss which is insured against, partially or wholly, by any one or all of said policies;

The Company shall, upon written request of the First Named Insured, pay to the First Named Insured one-half of the amount of the loss which is in disagreement, but in no event more than the Company would have paid if there had not been both insurance policies in effect, subject to the following conditions:

1. The amount of the loss which is in disagreement, after making provisions for any undisputed claims payable under the said policies and after the total amount of the loss is agreed upon by the First Named Insured and Insurers, is limited to the minimum amount remaining payable under either this **Policy** or the Boiler & Machinery Insurance policy;
2. The Boiler & Machinery insurance company shall simultaneously pay to the First Named Insured one-half of said amount which is in dispute;
3. The payments by the Insurers hereunder and acceptance of the same by the First Named Insured signify the agreement of the Insurers to submit to and proceed with arbitration within 90 days of such payments;
4. The arbitrators shall be three in number, one of whom shall be appointed by the Boiler & Machinery insurer and one of whom shall be appointed by this Company and the third appointed by consent of the other two. If they cannot agree, either may request that the selection be made by a judge of a court having jurisdiction. The arbitrators will determine the amount of loss or damage payable by each Insurer. If they fail to agree, they will submit their differences to the umpire. A decision agreed to by any two of the three arbitrators shall be final and binding on the Insurers. Judgment upon such award may be entered in any court of competent jurisdiction;
5. Each party will pay its chosen arbitrator and bear the other expenses of the arbitration and umpire equally;
6. The First Named Insured agrees to cooperate in connection with such arbitration but not to intervene therein; and

7. The provisions of this Endorsement shall not apply unless such other policy issued by the Boiler & Machinery insurance company contains a provision, by endorsement or otherwise, substantially similar to this endorsement.

All other terms and conditions of the **Policy** remain the same.



Authorized Representative

ENDORSEMENT #007

This endorsement, effective 12:01 AM, 07/01/2020
Forms a part of Policy No.: 019946850
Issued to: STATE OF UTAH
By: LEXINGTON INSURANCE COMPANY

ANTI-STACKING ENDORSEMENT

This endorsement modifies insurance provided by the Policy:

The following condition is added to the Policy:

If this insurance and any other insurance issued to the Insured by the Company or any entity that the Company controls, is controlled by or is under common control with applies to the same loss, claim, suit, occurrence or accident, whichever is applicable, then:

1. The maximum limit of liability, or
2. The maximum sublimit of liability with respect to a specific coverage or specific Covered Cause of Loss or peril;

under all insurance available from the above entities in the aggregate will not exceed the highest applicable limit of liability or highest applicable sublimit of liability available under any one policy.

However, this condition does not apply to any other insurance issued to the Insured by the Company or any entity that the Company controls, is controlled by or is under common control with which is specifically written to be primary to, in excess of, or quota share with the Policy to which this endorsement is attached.

All other terms and conditions of the Policy remain the same.



Authorized Representative

ENDORSEMENT #008

This endorsement, effective 12:01 AM, 07/01/2020
Forms a part of Policy No.: 019946850
Issued to: STATE OF UTAH
By: LEXINGTON INSURANCE COMPANY

POLLUTION, CONTAMINATION, DEBRIS REMOVAL EXCLUSION ENDORSEMENT

This endorsement modifies insurance provided by the Policy:

1. Property Not Covered

This Policy does not cover land, land values or water.

2. Pollution and Contamination Exclusion.

This Policy does not cover loss or damage caused by, resulting from, contributed to or made worse by actual, alleged or threatened release, discharge, escape or dispersal of CONTAMINANTS or POLLUTANTS, all whether direct or indirect, proximate or remote or in whole or in part caused by, contributed to or aggravated by any physical damage insured by this Policy.

Nevertheless, if fire is not excluded from this Policy and a fire arises directly or indirectly from seepage or contamination or pollution, any loss or damage insured under this Policy arising directly from that fire is insured, subject to the provisions of this Policy.

CONTAMINANTS or POLLUTANTS means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste, which after its release can cause or threaten damage to human health or human welfare or causes or threatens damage, deterioration, loss of value, marketability or loss of use to property insured hereunder, including, but not limited to, bacteria, virus, or hazardous substances as listed in the Federal Water, Pollution Control Act, Clean Air Act, Resource Conservation and Recovery Act of 1976, and Toxic Substances Control Act or as designated by the U. S. Environmental Protection Agency. Waste includes materials to be recycled, reconditioned or reclaimed.

This exclusion shall not apply when loss or damage is directly caused by fire, lightning, aircraft impact, explosion, riot, civil commotion, smoke, vehicle impact, windstorm, hail, vandalism, malicious mischief. This exclusion shall also not apply when loss or damage is directly caused by leakage or accidental discharge from automatic fire protective systems.

3. Asbestos, Dioxin or Polychlorinated Biphenyls Exclusions

This Policy does not cover –

- a) Asbestos, dioxin or polychlorinated biphenyls (hereinafter all referred to as "Materials") removal from any good, product or structure unless the asbestos is itself damaged by fire, lightning, aircraft impact, explosion, riot, civil commotion, smoke, vehicle impact, windstorm or hail, vandalism, malicious mischief, or leakage or accidental discharge from automatic fire protective system.

- b) Demolition or increased cost of reconstruction, repair, debris removal or loss of use necessitated by the enforcement of any law or ordinance regulating such Materials;
- c) Any governmental direction or request declaring that such Materials present in or part of or utilized on any undamaged portion of the insured's property can no longer be used for the purpose for which it was intended or installed and must be removed or modified.

The exception to exclusion 3(a), above, does not apply to payment for the investigation or defense of any loss, damage or any undamaged portion of the insured's property that can no longer be used for the purpose for which it was intended

4. Debris Removal Exclusion

The Company will pay the expense within the sum insured to remove debris of insured property damaged or destroyed by an insured peril during the policy term.

The Company will not pay the expense to:

- a) Extract contaminants or pollutants from the debris; or
- b) Extract contaminants or pollutants from land or water; or
- c) Remove, restore or replace contaminated or polluted land or water; or
- d) Remove or transport any property or debris to a site for storage or decontamination required because the property or debris is affected by pollutants or contaminants, whether or not such removal, transport, or decontamination is required by law or regulation.

It is a condition precedent to recovery under this extension that the Company shall have paid or agreed to pay for direct physical loss or damage to the property insured hereunder and that the Insured shall give written notice to the Company of intent to claim for cost of removal of debris or cost to clean up not later than 180 days after the date of such physical loss or damage.

5. Authorities Exclusion

Notwithstanding any of the provisions of this Policy, the Company shall not be liable for loss, damage, costs, expenses, fines or penalties incurred or sustained by or imposed on the Insured at the order of any Government Agency, Court or other Authority arising from any cause whatsoever.

All other terms and conditions of the Policy remain the same.



Authorized Representative

ENDORSEMENT #009

This endorsement, effective 12:01 AM, 07/01/2020
Forms a part of Policy No.: 019946850
Issued to: STATE OF UTAH
By: LEXINGTON INSURANCE COMPANY

ECONOMIC SANCTIONS ENDORSEMENT

This endorsement modifies insurance provided by the Policy:

The Insurer shall not be deemed to provide cover and the Insurer shall not be liable to pay any claim or provide any benefit hereunder to the extent that the provision of such cover, payment of such claim or provision of such benefit would expose the Insurer, its parent company or its ultimate controlling entity to any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, laws or regulations of the European Union or the United States of America.

All other terms and conditions of the Policy remain the same.



Authorized Representative

ENDORSEMENT #010

This endorsement, effective 12:01 AM, 07/01/2020

Forms a part of Policy No.: 019946850

Issued to: STATE OF UTAH

By: LEXINGTON INSURANCE COMPANY

OCCURRENCE LIMIT OF LIABILITY ENDORSEMENT

This endorsement modifies insurance provided by the Policy:

It is agreed that the following special terms and conditions apply to this Policy:

1. The limit of liability or Amount of Insurance shown on the face of this Policy, or endorsed on this Policy, is the total limit of the Company's liability applicable to each **occurrence**, as hereafter defined. Notwithstanding any other terms and conditions of this Policy to the contrary, in no event shall the liability of the Company exceed this limit or amount irrespective of the number of locations involved.

The term "**occurrence**" shall mean any one accident, loss, disaster, casualty, incident or series of accidents, losses, disasters, casualties or incidents, including all resultant or concomitant insured losses, not otherwise excluded by this Policy and with respect to:

- A. **Terrorism** (to the extent **terrorism** is covered), arises out of the same or related purpose or cause; or
- B. Covered perils other than **terrorism**, arises out of a single event or originating cause.

The **occurrence** must occur during the Policy Period.

When the term applies to loss or losses from the perils of tornado, cyclone, hurricane, windstorm, hail, flood, earthquake, volcanic eruption, riot, riot attending a strike, civil commotion, vandalism and malicious mischief, or **terrorism**, to the extent any such peril(s) are covered, all losses arising from such peril(s) occurring during a continuous period of 72 hours shall be deemed to be a single **occurrence**. The Insured may elect the moment at which the 72 hour period shall be deemed to have commenced, which shall not be earlier than the time when the first loss occurs to the covered property, but no two such 72 hour periods shall overlap.

If the **occurrence** commences during the Policy Period, then the Company shall treat the entire **occurrence** as occurring during the Policy Period.

2. The premium for this Policy is based upon the most recent Statement of Values on file with the Company.
3. In the event of loss under the Policy, the liability of the Insurer(s) shall be limited to the least of the following:
 - a) The actual adjusted amount of loss, less applicable deductible(s); or
 - b) Any other Limit of Liability or Sublimit of Insurance or Amount of Insurance specifically stated in this Policy to apply to any particular insured loss or coverage or location.

All other terms and conditions of the Policy remain the same.



Authorized Representative

ENDORSEMENT #011

This endorsement, effective 12:01 AM, 07/01/2020
Forms a part of Policy No.: 019946850
Issued to: STATE OF UTAH
By: LEXINGTON INSURANCE COMPANY

STANDARD PROPERTY CONDITIONS

This endorsement modifies insurance provided by the Policy:

The following provisions are hereby made part of this Policy. These provisions shall take precedence if and to the extent there is a conflict with any other policy provision(s).

MINIMUM EARNED PREMIUM CLAUSE

In the event of cancellation of this Policy by the Insured, a minimum premium of \$1,699,525 shall become earned, any provision of the Policy to the contrary notwithstanding. Failure of the Insured to make timely payment of premium shall be considered a request by the Insured for the Company to cancel on the Insured's behalf. In the event of such cancellation for non-payment of premium, the minimum earned premium shall be due and payable; provided, however, such cancellation shall be rescinded if the Insured remits and the Company receives the full policy premium within 10 days after the date of issuance of the cancellation notice. Such remittance and acceptance by the Company shall not affect the minimum earned premium provision of this endorsement. In the event of any other cancellation by the Company, the earned premium shall be computed pro-rata, not subject to the minimum earned premium.

CANCELLATION CLAUSE

Except and to the extent of the Minimum Earned Premium Clause which is part of this Policy, this clause supersedes other cancellation clauses made a part of this Policy.

CANCELLATION: This Policy may be cancelled by the Insured by surrender thereof to the Company or by mailing to the Company written notice stating when thereafter such cancellation shall be effective. This Policy may be cancelled by the Company by mailing to the Insured, at the mailing address shown in this Policy or last known address, written notice, stating when, not less than NINETY (90) days thereafter (10 days for non-payment of premium) such cancellation shall be effective. The effectiveness of cancellation is not dependent on the return of unearned premium with the notice. Proof of mailing of notice as aforesaid shall be sufficient proof of notice. The effective date and hour of cancellation stated in the notice shall become the end of the policy period. Delivery of such written notice either by the Insured or the Company shall be equivalent to mailing. If the Insured cancels, earned premium shall be computed in accordance with the customary short rate table and procedure. If the Company cancels, earned premium shall be computed pro rata. Premium adjustment shall be made as soon as practicable after cancellation becomes effective.

SERVICE OF SUIT CLAUSE

In the event of failure of the Company to pay any amount claimed to be due hereunder, the Company, at the request of the Insured, will submit to the jurisdiction of a court of competent jurisdiction within the United States. Nothing in this condition constitutes or should be understood to constitute a waiver of the Company's rights to commence an action in any court of competent jurisdiction in the United States, to remove an action to a United States District Court or to seek a

transfer of a case to another court as permitted by the laws of the United States or of any state in the United States. It is further agreed that service of process in such suit may be made upon Counsel, Legal Department, Lexington Insurance Company, 99 High Street, Boston, Massachusetts 02110 or his or her representative, and that in any suit instituted against the Company upon this Policy, the Company will abide by the final decision of such court or of any appellate court in the event of an appeal.

Further, pursuant to any statute of any state, territory, or district of the United States which makes provision therefor, the Company hereby designates the Superintendent, Commissioner or Director of Insurance, or other officer specified for that purpose in the statute, or his or her successors in office, as its true and lawful attorney upon whom may be served any lawful process in any action, suit, or proceeding instituted by or on behalf of the Insured or any beneficiary hereunder arising out of this Policy of insurance, and hereby designates the above named Counsel as the person to whom the said officer is authorized to mail such process or a true copy thereof.

WAR RISK EXCLUSION CLAUSE

The Company shall not be liable for any loss, caused directly or indirectly, by (1) hostile or warlike action in time of peace or war, whether or not declared, including action in hindering, combating or defending against an actual, impending or expected attack (a) by government or sovereign power (de jure or de facto) or by any authority maintaining or using military, naval or air forces; or (b) by military, naval or air forces; or (c) by an agent of any such government, power, authority or force (2) any weapon of war employing atomic fission or radioactive force whether in time of peace or war, whether or not its discharge was accidental; (3) insurrection, rebellion, revolution, civil war, usurped power, or action taken by government authority in hindering, combating, or defending against such an occurrence, seizure or destruction; or (4) any consequence of any of the foregoing.

NUCLEAR EXCLUSION CLAUSE

The Company shall not be liable for loss by nuclear reaction or nuclear radiation or radioactive contamination all whether controlled or not, and whether such loss be direct or indirect, proximate or remote, or be in whole or in part caused by, contributed to, or aggravated by the peril(s) insured against in this Policy. If the peril of fire is insured under this Policy, then, subject to the foregoing and all provisions of this Policy, direct loss by fire resulting from nuclear reaction or nuclear radiation or radioactive contamination is insured against by this Policy. This Policy does insure against loss or damage caused by sudden and accidental radioactive contamination, including resultant radiation damage, from material used or stored or from processes conducted on the Insured premises, provided that, at the time of such loss or damage, there is neither a nuclear reactor nor any new or used nuclear fuel on the Insured premises.

SALVAGE AND RECOVERY CLAUSE

All salvages, recoveries, and payments (other than proceeds from subrogation and underlying insurance), will accrue entirely to the benefit of the Company until the sum paid or payable by the Company is recovered or reduced as applicable.

REQUIREMENTS IN CASE OF LOSS

The Insured shall:

1. Give prompt written notice of any loss or damage to the Company;
2. Promptly contact the applicable authority having jurisdiction in the event a law has been broken, and promptly file a written report with such authority;

3. Protect the property from further loss or damage;
4. Separate the damaged and undamaged personal property;
5. Maintain such property in the best possible order;
6. Furnish a complete inventory of the lost, destroyed, damaged and undamaged property, showing in detail quantities, costs, actual cash value and amount of loss claimed;
7. Furnish all other documents or insurance policies that the Company may reasonably require;
8. Allow the Company to access and inspect any of the damaged or undamaged property; and
9. Submit to examination under oath at such times as may be reasonably required about any matter relating to this insurance or any claim.

PROOF OF LOSS AND PAYMENT

The Insured shall complete and sign a sworn proof of loss within sixty (60) days after the Company's request stating the time and origin of the loss, the interest of the Insured and of all others in the property, the value of each item thereof determined in accordance with the Valuation conditions of this Policy and the amount of loss or damage thereto and all encumbrances thereon, all other contracts of insurance, whether collectible or not, covering any of said property and any changes in the title, use, occupation, location, possession or exposures of said property subsequent to the issuance of this Policy, by whom and for what purpose any building herein described and the several parts thereof were occupied at the time of loss whether or not it then stood on leased ground. All adjusted claims shall be due and payable thirty (30) days after the presentation and acceptance of satisfactory proof(s) of loss sent to the Company at P.O. Box 25967, Shawnee Mission, Kansas, 66225.

GOVERNMENT ACTIVITY CLAUSE

The Company shall not be liable for any loss or damage caused directly or indirectly by the seizure, confiscation or destruction of insured property by any governmental body or public authority, including any customs or quarantine action. This exclusion shall not apply to an order or action of a governmental body or public authority to destroy insured property for the purpose of preventing the spread of fire or explosion nor to the enforcement of any law or ordinance relating to the construction or repair of damaged property as covered by DEMOLITION AND INCREASED COST OF CONSTRUCTION of this Policy.

All other terms and conditions of the Policy remain the same.



Authorized Representative

ENDORSEMENT #012

This endorsement, effective 12:01 AM, 07/01/2020

Forms a part of Policy No.: 019946850

Issued to: STATE OF UTAH

By: LEXINGTON INSURANCE COMPANY

PROPERTY MILLENNIUM ENDORSEMENT

This endorsement modifies insurance provided by this Policy:

- A. The Insurer will not pay for Damage or Consequential Loss directly or indirectly caused by, consisting of, or arising from, the failure of any computer, data processing equipment, media microchip, operating systems, microprocessors (computer chip), integrated circuit or similar device, or any computer software, whether the property of the Insured or not, and whether occurring before, during or after the year 2000 that results from the inability to:
 - 1. correctly recognize any date as its true calendar date;
 - 2. capture, save, or retain, and/or correctly manipulate, interpret or process any data or information or command or instruction as a result of treating any date other than its true calendar date; and/or
 - 3. capture, save, retain or correctly process any data as a result of the operation of any command which has been programmed into any computer software, being a command which causes the loss of data or the inability to capture, save, retain or correctly process such data on or after any date.

- B. It is further understood that the Insurer will not pay for the repair or modification of any part of an electronic data processing system or its related equipment, to correct deficiencies or features of logic or operation.

- C. It is further understood that the Insurer will not pay for Damage or Consequential Loss arising from the failure, inadequacy, or malfunction of any advice, consultation, design, evaluation, inspection, installation, maintenance, repair or supervision done by the Insured or for the Insured or by or for others to determine, rectify or test, any potential or actual failure, malfunction or inadequacy described in A. above.

Such Damage or Consequential Loss described in A, B, or C above, is excluded regardless of any other cause that contributed concurrently or in any other sequence.

This endorsement shall not exclude subsequent Damage or Consequential Loss, not otherwise excluded, which itself results from a Defined Peril. Defined Peril shall mean fire, lightning, explosion aircraft or vehicle impact, falling objects, windstorm, hail, tornado, hurricane, cyclone, riot, strike, civil commotion, vandalism, malicious mischief, earthquake, volcano, tsunami, freeze or weight of snow.

In consequence of all the foregoing the Annual Premium remains unaltered.

All other terms and conditions of the Policy remain the same.



Authorized Representative

ENDORSEMENT #013

This endorsement, effective 12:01 AM, 07/01/2020
Forms a part of Policy No.: 019946850
Issued to: STATE OF UTAH
By: LEXINGTON INSURANCE COMPANY

DESIGNATED ACCOUNT CLAIM ADJUSTER

This endorsement modifies insurance provided by the Policy:

It is hereby agreed that the following shall be designated as the ACCOUNT CLAIM ADJUSTER for all claims reported under this Policy. If the ACCOUNT CLAIM ADJUSTER fails to comply with the Company's "Claim Handling Guidelines for Independent Adjusters Protocol" or similar guidelines, the Company reserves the right to select an alternative claim adjuster. The ACCOUNT CLAIM ADJUSTER may not re-assign any claim(s) without the prior approval of the Company and is not a party to this contract.

The Company reserves the right to associate an adjuster with the ACCOUNT CLAIM ADJUSTER as respects any claim or claims. The Company retains the right to terminate the below named ACCOUNT CLAIM ADJUSTER for lack of compliance with the aforementioned Guidelines Protocol or for lack of performance at the discretion of the Company. In such event, or in the event that the below named ACCOUNT CLAIM ADJUSTER becomes unwilling or unable to perform, a replacement ACCOUNT CLAIM ADJUSTER will be selected by the mutual agreement of the Company and Named Insured.

Adjuster Name: WAYNE D. SOWERS AIC CPCU
SENIOR EXECUTIVE GENERAL ADJUSTER
DIRECT 801.263.9116 | FAX 801.263.9136
CELL 801.554.9087 | EMAIL Wayne.Sowers@sedgwick.com

Adjusting Firm SEDGWICK

All other terms and conditions of the Policy remain the same.



Authorized Representative

ENDORSEMENT #014

This endorsement, effective 12:01 A.M., 07/01/2020

Forms a part of Policy No.: 019946850

Issued to: STATE OF UTAH

By: LEXINGTON INSURANCE COMPANY

COMMUNICABLE DISEASE EXCLUSION

This endorsement modifies insurance provided by this Policy:

Notwithstanding any other provision of this Policy to the contrary, the Company does not insure any loss, cost, damage or expense, arising out of, attributable to, or occurring concurrently or in any sequence with a **communicable disease**.

As used herein, **communicable disease** means any infectious or contagious substance:

1. Including, but not limited to, a virus, bacterium, parasite or other organism or any mutation thereof, whether deemed living or not, and
2. Regardless of the method of transmission, whether direct or indirect, including, but not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between humans, animals, or from any animal to any human or from any human to any animal,

that can cause or threaten damage to human health or human welfare or causes or threatens damage, deterioration, loss of value, marketability or loss of use to tangible or intangible property insured hereunder.

For avoidance of doubt, no coverage extension, additional coverage, global extension, exception to any exclusion or other coverage grant shall afford any coverage that would otherwise be excluded through this exclusion. For further avoidance of doubt, loss, cost, damage or expense, includes any cost to clean-up, detoxify, remove, monitor or test: (1) for a **communicable disease** or (2) any tangible or intangible property insured hereunder that is affected by such **communicable disease**.

All other terms and conditions of the Policy remain the same.



Authorized Representative

ENDORSEMENT #015

This endorsement, effective 12:01 AM, 07/01/2020
Forms a part of Policy No.: 019946850
Issued to: STATE OF UTAH
By: LEXINGTON INSURANCE COMPANY

MOLD / FUNGUS EXCLUSION
(with direct result of covered loss exception)

This endorsement modifies insurance provided by the Policy:

In consideration of the premium charged, it is hereby understood and agreed that this Policy is amended as follows.

Per Occurrence for Mold / Fungus Resultant Damage (coverage for ensuing mold / fungus as a result of a covered peril) of \$1,000,000.

The Company shall not be liable for any loss or damage in the form of, caused by, arising out of, contributed to, or resulting from fungus, mold(s), mildew or yeast; or any spores or toxins created or produced by or emanating from such fungus, mold(s), mildew or yeast;

- (a) fungus includes, but is not limited to, any of the plants or organisms belonging to the major group fungi, lacking chlorophyll, and including mold(s), rusts, mildews, smuts and mushrooms;
- (b) mold(s) includes, but is not limited to, any superficial growth produced on damp or decaying organic matter or on living organisms, and fungi that produce mold(s);
- (c) spores means any dormant or reproductive body produced by or arising or emanating out of any fungus, mold(s), mildew, plants, organisms or microorganisms,

regardless of any other cause or event that contributes concurrently or in any sequence to such loss.

This exclusion shall not apply to any loss or damage in the form of, caused by, contributed to or resulting from fungus, mold(s), mildew or yeast, or any spores or toxins created or produced by or emanating from such fungus, mold(s), mildew or yeast which the Insured establishes is a direct result of a Covered Loss not otherwise excluded by the Policy, provided that such fungus, mold(s), mildew or yeast loss or damage is reported to the Company within twelve months from the expiration date of the Policy.

All other terms and conditions of the Policy remain the same.



Authorized Representative

Commercial Property – Claim Reporting and Claim Questions

Options for Reporting a New Claim

- **Telephone :** **AIG CallOnesm:** 800-931-9546 24/7, 365 days/year
- **Fax :** 855-805-4125
- **Email :** **Please send your email to:**
NewLoss-USproperty&energy@aig.com
- **Mail :** P.O. Box 25967, Shawnee Mission, KS 66225

Such notice shall include the Named Insured as shown on the Declarations, the policy number, the date of loss and a brief description of the potential claim.

Options for Questions Regarding Existing/Previously Reported Claims

For questions regarding existing claims, contact should be made directly via phone or email with the assigned AIG Examiner. **However, in the instance where an AIG Examiner is unknown, please use the following methods to obtain the information:**

- **Claim Service Center: 877-873-9972**
- **AIG CallOne: 800-931-9546**