

PROPERTY ENHANCEMENT ENDORSEMENT

This endorsement modifies insurance provided under the following forms (if attached to this policy):

Building and Personal Property Coverage Form
Condominium Association Coverage Form
Standard Property Policy
Business Income Coverage Form
Causes of Loss – Special Form

The following is a summary of additional coverages provided by this endorsement. These additional coverages are further defined elsewhere in this endorsement. This endorsement is subject to the provisions of your policy. The limits are Per Occurrence (unless noted otherwise) and are included in the limits of insurance provided by your policy and are not additional limits.

	<u>Coverage</u>	<u>Limit of Liability</u>
1.a.	Fire Department Service Charge	\$ 2,500
1.b.	Pollutant Clean-Up and Removal	\$25,000
2.a.	Newly Acquired Property	60 days
2.b.	Personal Effects	\$10,000
	Sublimit Per Person	\$ 5,000
2.b.	Property of Others	\$10,000
2.c.	Valuable Papers & Records	\$50,000
2.d.	Property Off-Premises	\$25,000
2.e.	Outdoor Property	\$50,000
	Except trees, shrubs, lawns or plants	\$10,000
	Except any one tree, shrub or plant	\$ 250
2.f.	Accounts Receivable	\$50,000
2.g.	Fire Extinguisher Recharge	\$ 2,500
2.h.	Lock Replacement	\$ 1,000
2.i.	Reward Reimbursement	\$ 5,000
2.j.	Inventory and Appraisals of Loss	\$ 2,500
3.	Signs	\$20,000
5.a.	Property in Transit	\$25,000
5.c.	Off Premises Power Failure	\$25,000

The Provisions under items 1, 2 and 3 below apply to the following Coverage Forms:

Building and Personal Property Coverage Form
Condominium Association Coverage Form
Standard Property Policy

1. Section A, Coverage, Paragraph 4, Additional Coverages is amended as follows:
 - a) Subparagraph c. with respect to Fire Department Service Charge is amended as follows:

The most we will pay under this additional coverage is See Page 1.
 - b) Subparagraph d. with respect to Pollutant Clean Up and Removal is amended as follows:

The most we will pay under this additional coverage is See Page 1 at each described premises.
2. Section A, Coverage, Paragraph 5, Coverage Extensions is amended as follows:
 - a) Subparagraph a. (3) (b) with respect to Newly Acquired or Constructed Property:

60 days in lieu of 30 days
 - b) Subparagraph b. with respect to Personal Effects and Property of Others is replaced by:
 - b. Personal Effects and Property of Others

You may extend the insurance that applies to your Business Personal Property to apply to:

 - (1) Personal effects owned by you, your officers, your partners or members, your managers or your employees. This extension does not apply to loss or damage by theft.

The most we will pay for loss or damage under b. (1) of this extension is See Page 1 per person and See Page 1 at each described premise.
 - (2) Personal Property of Others in your care, custody or control.

The most we will pay under b. (2) of this extension is See Page 1 at each described premises. Our payment for loss or damage to personal property of others under this extension will only be for the account of the owner of the property.
 - c) Subparagraph c. with respect to Valuable Papers and Records is amended as follows:

The most we will pay under this extension is See Page 1 at each described premise.
 - d) Subparagraph d. with respect to Property Off-Premises is amended as follows:

The most we will pay for loss or damage under this extension is See Page 1.
 - e) Subparagraph e. with respect to Outdoor Property:
 - e. Outdoor Property

The most we will pay for loss or damage under this extension is See Page 1, except trees, shrubs, lawns and plants which is limited to See Page 1, but no more than See Page 1 for any one tree, shrub or plant.

The following coverages are added to Section A. Coverage, Paragraph 5, Coverage Extensions:

f) Subparagraph h. with respect to Accounts Receivable is added as follows:

h. Accounts Receivable

The most we will pay under this Coverage Extension is See Page 1.

(1) You may extend the insurance that applies to Your Business Personal Property to apply to your records of accounts receivable:

- (a) At a described premises or in or on a vehicle in transit between described premises; or
- (b) If the records must be removed from a described premises to protect them from the threat of a Covered Cause of Loss.

We will pay for a loss while they are:

- (1) At a safe place away from your described premises; or
- (2) Being taken to and returned from that place.

(2) The amounts due from your customers that you are unable to collect:

- (a) All amounts due from your customers that you are unable to collect;
- (b) Interest charges on any loan required to offset amounts you are unable to collect pending our payment of these amounts;
- (c) Collection expenses in excess of your normal collection expenses that are made necessary by the loss;
- (d) Other reasonable expenses that you incur to re-establish your records of accounts receivable that result from direct physical loss or damage by any Covered Causes of Loss to your records of accounts receivable, including credit or charge card slips.

(3) Accounts receivable loss payment will be determined as follows:

- (a) If you cannot accurately establish the amount of accounts receivable outstanding as of the time of loss, the following method will be used:
 - (1) Determine the total of the average monthly amounts of accounts receivable for the 12 months immediately preceding the month in which the loss occurs; and
 - (2) Adjust the total for any normal fluctuations in the amount of accounts receivable for the month in which the loss occurred or for any demonstrated variance from the average for that month.
- (b) The following will be deducted from the total amount of accounts receivable, however that amount is established:
 - (1) The amount of the accounts for which there is no loss; and
 - (2) The amount of the accounts that you are able to re-establish or collect; and

(3) An amount to allow for probable bad debts that you are normally unable to collect.

(c) You will pay us the amount of all recoveries you receive for a loss paid by us. However, any recoveries in excess of the amount we have paid belong to you.

(4) Exclusions

(a) We will not pay for a loss caused by or resulting from any of the following:

(1) Alteration, falsification, concealment or destruction of records of accounts receivable done to conceal the wrongful giving, taking or withholding of money, securities or other property. This exclusion applies only to the extent of the wrongful giving, taking or withholding.

(2) Bookkeeping, accounting or billing errors or omissions.

(b) We will not pay for loss that requires any audit of records or of inventory computation to prove its factual existence.

g) Subparagraph i. with respect to Fire Extinguisher Recharge is added as follows:

i. Fire Extinguisher Recharge

You may extend the insurance provided by this coverage form to cover expenses you incur to recharge portable fire extinguishers, dry chemical, carbon dioxide or liquid automatic fire extinguishing systems and the cost of resetting automatic fuel shut-off connections, if any of the above are discharged to fight a fire or are discharged due to a mechanical malfunction.

The most we will pay for loss or damage under this extension is See Page 1. No deductible shall apply to this coverage.

h.) Subparagraph j. with respect to Lock Replacement is added as follows:

j. Lock Replacement

You may extend the insurance provided by this coverage form to cover necessary expense to repair or replace exterior or interior door locks of a covered building:

a) If your door keys are stolen in a covered theft loss; or

b) When your property is damaged and your door keys are stolen by burglars.

The most we will pay under this extension is See Page 1 for any one occurrence. No deductible shall apply to this coverage.

i.) Subparagraph k. with respect to Reward Reimbursement is added as follows:

k. Reward Reimbursement

You may extend the insurance provided by this coverage form to provide a reward for information that leads to a criminal conviction in connection with loss or damage to covered property by a Covered Cause of Loss. The most we will pay for loss or damage under this extension is See Page 1 regardless of the number of persons involved providing information.

j.) Subparagraph l. with respect to Inventory and Appraisals is added as follows:

l. Inventory and Appraisals

You may extend the insurance provided by this coverage form to cover your expenses to record information, compile inventories, or obtain appraisals we require to comply with the loss conditions of this coverage form.

The most we will pay for loss or damage under this extension is See Page 1 for any one loss to covered property caused by a Covered Cause of Loss.

Each of these extensions is additional insurance, but not additional limits. Section F, Additional Conditions, Item 1, Coinsurance, does not apply to these extensions.

3. Section C, Limits of Insurance, Paragraph 2, is amended with respect to Outdoor Signs as follows:

The most we will pay for loss or damage to outdoor signs is See Page 1 per sign in any one occurrence.

4. If you have purchased the Business Income (and Extra Expense) Coverage Form, Section A. Coverage, Paragraph 6.c.(2); or Section A.5.c.(2) of the Business Income (without Extra Expense) Coverage Form; is replaced as follows:

60 days expire after you acquire or begin to construct the property; or

5. If you have purchased the Causes of Loss – Special Form, it is amended as follows:

a) Section F – Additional Coverage Extensions, Item 1.c., Property in Transit is amended as follows:

The most we will pay for loss or damage under this extension is See Page 1 in any one occurrence.

b) Section B – Exclusions, Item 1., Subparagraph e., with respect to Utility Services is deleted.

c) Section F – Additional Coverage Extensions, is amended to add the following:

4. Off-Premises Power Failure. You may extend the insurance provided under this coverage part to pay for loss or damage to covered property that results from the failure of power or other utility service supplied to the described premises. The failure of power or other utility service must: 1) result from a Covered Cause of Loss, and 2) the failure must occur away from the described premises. This coverage extension does not apply to loss of income or extra expenses.

The most we will pay for loss or damage under this extension is See Page 1.

6. Other Insurance

If there is other insurance covering the same loss or damage as provided for in this endorsement, we will pay only for the amount covered in excess of the amount due from that other insurance, whether you can collect or not. However, we will not pay more than the applicable limit of insurance.

All other terms and conditions remain unchanged.