



**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **COMMERCIAL PROPERTY**

### ***Optional Coverage Enhancement***

This endorsement modifies insurance provided under the following:

#### **BUILDING AND PERSONAL PROPERTY COVERAGE FORM**

The following Coverage Extensions and Additional Coverages are being added to the Building and Personal Property Coverage Form subject to the terms and conditions applicable to property coverage in this policy.

#### **I. COVERAGE EXTENSIONS**

##### **A. Appurtenant Structures**

1. The property covered under paragraph A.1. is extended to include any structures on or within 100 feet of the described premises.
2. The most we will pay under this extension is the lesser of:
  - a. 10% of the Building Limit for the designated premises shown in the Declarations, or
  - b. \$25,000.
3. This extension does not apply to buildings and structures otherwise described in the Declarations.

##### **B. Fire Department Service Charge**

1. The amount we will pay under paragraph A.4.c is increased to \$2,500.

##### **C. Newly Acquired or Constructed Property**

1. The amount we will pay under paragraph A.5.a.(1) for new Buildings is increased to \$500,000.
2. The amount we will pay under paragraph A.5.a.(2) for new Business Personal Property is increased to \$250,000.

#### **D. Personal Effects and Property of Others**

1. The amount we will pay under paragraph A.5.b. is increased to \$10,000.

#### **E. Valuable Papers and Records - Cost of Research**

1. The amount we will pay under paragraph A.5.c. is increased to \$10,000.

#### **F. Property Off-Premises**

1. The insurance coverage provided under paragraph A.5.d. is extended to include Property in Transit as defined and otherwise excluded in paragraph (2).
2. The amount we will pay under paragraph A.5.d. is increased to \$25,000.

#### **G. Outdoor Property**

1. The property covered under paragraph A.5.e. is extended to include canopies.
2. The Covered Causes of Loss in paragraph A.5.e. for Signs (other than signs attached to buildings) will be the same as provided in the applicable Causes of Covered Loss Form as shown in the Declaration.
3. The amount we will pay under paragraph A.5.e. is increased to \$5,000.
  - a. The amount we will pay for any one tree, shrub, or plant is increased to \$500.

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## II. ADDITIONAL COVERAGE

### A. Money and Securities

1. We will pay for loss of money and securities used in your business while at a bank or savings institution, within your living quarters or the living quarters of your partners or any employee having use and custody of the property, at the described premises, or in transit between any of these places, resulting directly from:
  - a. Theft, meaning any act of stealing;
  - b. Disappearance; or
  - c. Destruction
2. In addition to the Exclusions and Limitations applicable to property coverage, we will not pay for loss:
  - a. Resulting from accounting or arithmetical errors or omissions;
  - b. Due to the giving or surrendering of property in any exchange or purchase; or
  - c. Of property contained in any money operated device unless the amount of money deposited in it is recorded by a continuous recording instrument in the device.
3. The most we will pay for loss in any one occurrence is:
  - a. \$5,000 Inside the Premises for money and securities while:
    - i. In or on the described premises; or
    - ii. Within a bank or savings institution;
  - b. \$2,000 Outside the Premises for money and securities while anywhere else.
4. All loss:
  - a. Caused by one or more persons; or
  - b. Involving a single act or series of related acts;is considered one occurrence.
5. You must keep records of all money and securities so we can verify the amount of any loss or damage.

6. The deductible clause will apply to this Additional Coverage.

### B. Accounts Receivable

1. You may extend the insurance that applies to Business Personal Property to apply to accounts receivable. We will pay:
  - 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 loss or damage; and
  - 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 Cause of Loss to your records of accounts receivable.
2. The most we will pay under the Coverage Extension for loss or damage in any one occurrence at the described premises is \$25,000.  
For accounts receivable not at the described premises, the most we will pay is \$2,500.
3. The following additional exclusions apply to this Coverage Extension:
  - a. We will not pay for loss or damage caused by or resulting from electrical or magnetic injury, disturbance or erasure of electronic recordings that is caused by or results from:
    - i. Programming errors or faulty machine instructions;
    - ii. Faulty installation or maintenance of data processing equipment or component parts;But we will pay for direct loss of damage caused by lightning.

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- b. We will not pay for:
- i. Loss or damage caused by or resulting from 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.
  - ii. Loss or damage caused by or resulting from bookkeeping, accounting or billing errors or omissions.
  - iii. Any loss or damage that requires any audit of records or any inventory computation to prove its factual existence.

4. The deductible clause will apply to this Additional Coverage.

**C. Fire Extinguisher Recharging Expense**

1. The insured may apply up to \$2,500 for costs incurred for recharging portable fire extinguishers or fixed fire extinguishing systems if they are discharged while attempting to extinguish fire threatening property insured under this policy.
2. The deductible clause does not apply to the Additional Coverage.

**D. Arson Reward**

1. The Company agrees to pay an amount equal to 10% of the loss up to \$10,000 to anyone, other than the insured, providing information that leads to a conviction for the crime of arson, to the property insured under this policy.
2. The deductible clause does not apply to this Additional Coverage.

**E. Lock and Key Replacement**

1. The Insured may apply up to \$1,000 for the cost of replacing any locking devices used to secure Covered Property at the premises described in the Declarations due to direct physical loss of or damage caused by or resulting from any Covered Cause of Loss.
2. The deductible clause does not apply to this Additional Coverage.

**F. Back Up of Sewers, Drains or Sumps**

1. The insured may apply up to \$5,000 for direct physical loss of or damage to Covered Property at the premises described in the Declarations caused by water that backs up or overflows from a sewer, drain or sump.
2. This Additional Coverage does not alter or apply to the definitions and limitations for Fungus, Wet Rot, Dry Rot, and Bacteria as provided in the Causes of Covered Loss Form shown in the Declarations.
3. The deductible clause will apply to this Additional Coverage.

**G. Fine Arts**

1. The insured may apply up to \$10,000 for direct physical loss of or damage to Fine Arts at the premises described in the Declarations caused by or resulting from any Covered Cause of Loss.
  - a. The most we will pay for any one item is \$2,500.
2. This Additional Coverage will not apply to articles separately described and specifically insured in this or other insurance.
3. The deductible clause will apply to this Additional Coverage.

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