



RENT OR RENTAL VALUE

The Company agrees to indemnify the Insured for the reduction in "gross rent and rental value" directly resulting from the building(s) described in the Declarations, being untenable solely and directly due to destruction or damage by the perils insured against, less charges and expenses which do not necessarily continue during the period the building(s) is so untenable, for not exceeding such length of time as would be required with the exercise of due diligence and dispatch to rebuild, repair or replace such building(s), commencing with the date of such destruction or damage and limited to a period of twelve consecutive calendar months from the date of such destruction or damage, but not exceeding the ACTUAL LOSS SUSTAINED by the Insured resulting from the building(s) being untenable.

ADDITIONAL AGREEMENT OF COMPANY

Interruption by Civil Authority: Coverage is extended to include the actual loss as covered hereunder during the period of time, not exceeding two weeks, while access to the described premises is prohibited by order of civil authority but only when such order is given as a direct result of damage to neighbouring premises by a peril insured against by this policy.

SPECIAL DEFINITIONS, EXCLUSIONS AND PROVISIONS OF COVERAGE P5

DEFINITIONS

"Gross rent and rental value": For the purpose of this insurance "Gross Rent and Rental Value" is defined as the sum of:

- the actual total annual gross rent or rental value of the occupied portion or portions of the building(s);
- the estimated annual rental value of the unoccupied portion or portions of the building(s); and
- a fair rental value of the portion, if any, of the building(s) occupied by the Insured.

EXCLUSIONS

The Company shall not be liable for:

- (a) any increase of loss directly or indirectly, proximately or remotely, resulting from, or contributed to by, the operation of any by-law, ordinance or law regulating zoning or the demolition, repair or construction of buildings or structures, unless the liability is otherwise specifically assumed by endorsement hereon;
- (b) any increase of loss due to interference at the described premises by strikers or other persons, with rebuilding, repairing or replacing the property;
- (c) loss due to the suspension, lapse or cancellation of any lease or license or contract which may affect the Insured's rent or rental value after the period following any loss during which indemnity is payable.

PROVISIONS

Co-Insurance Clause: It is part of the consideration of this Rider, and the basis upon which the rate of premium is fixed, that the Insured shall maintain insurance concurrent in form with this insurance to the extent of at least 100 per cent of the annual "gross rent and rental value" herein defined of the building(s) described in the Declarations and that failing to do so, the Insured shall be a co-insurer to the extent of an amount sufficient to make the aggregate insurance equal to the percentage shown in the Declarations of the annual "gross rent and rental value" of the building(s) described in the Declarations, and, in that capacity, shall bear his, her or their proportion of any loss that may occur.

SEE ALSO GENERAL EXCLUSIONS, DEFINITIONS, AND PROVISIONS OF
C-519 (PROPERTY COVERAGES) AND THE POLICY STATUTORY CONDITIONS