EXHIBIT M
TO STADIUM LEASE

STADIUM INSURANCE REQUIREMENTS
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ADDITIONAL INSURANCE REQUIREMENTS

1. Landlord's Property Insurance Policy
   a. Coverage shall also include, as obtainable on commercially reasonable terms:
      i. Property in course of construction, renovation, installation, erection, assembly
      ii. Business interruption including loss of rents
      iii. Building ordinance and law coverage/increased cost of construction/demolition
      iv. Property in transit
      v. Foundations, retaining walls, fences
      vi. Building glass
      vii. Signs, flagpoles, light standards, outdoor fixtures
      viii. Improvements and betterments
      ix. Off premises power/utility interruption coverage
      x. Sinkhole collapse
      xi. Ingress/Egress
      xii. Valuable papers and records
      xiii. Accounts receivable
      xiv. Broad form named insured
      xv. Unintentional errors and omissions in application, reporting, description
      xvi. Electrical data processing equipment, media and extra expense
      xvii. Boiler and machinery Coverage

2. Landlord's and Tenant's Builder's All Risk Policies
   a. Coverage shall also include, as obtainable on commercially reasonable terms:
i. Demolition and removal of debris (including from demolition occasioned by condemnation and any other enforcement of Applicable Laws)

ii. Inland transit

iii. False work

iv. Change of Applicable Laws

v. Permission to Occupy endorsement broad enough to permit Tenant to occupy the Stadium.

vi. Soft Costs

vii. Testing

viii. Loss of Rents/business income

3. Landlord's GL Policy and Tenant's GL Policy

   a. Coverage shall also include, as obtainable on commercially reasonable terms, the following endorsements:

      i. Premises and operations coverage with no exclusions for explosion, collapse and underground property damage

      ii. Blanket contractual liability coverage with the personal injury exclusion deleted

      iii. Personal injury and advertising injury

      iv. Host/liquor legal liability

      v. Broad form property damage coverage

      vi. Incidental medical malpractice liability

      vii. Cross liability endorsement

      viii. Hoists and elevators or escalators, if exposure exists

      ix. Completed operations and products liability coverage

      x. Pollution (from hostile fire)

      xi. Blanket additional insured where required by written contract

      xii. Inadvertent errors and omissions in application, reporting, description
xiii. Revised notice of claim requirement (to risk manager or executive officer)

xiv. Broad form named insured

xv. Specific waiver of subrogation in favor of Tenant

b. Deductible or self-insured retention not to exceed:

$250,000 any one accident for bodily injury, death and property damage

4. Landlord's Workers' Compensation Policy and Tenant's Workers' Compensation Policy (statutory workers' compensation coverage and employers liability)

a. Extensions of coverage:

i. Other States endorsement

ii. Voluntary compensation, if exposure exists

iii. United States Longshoreman's and Harbor Worker's Act, if exposure exists

iv. Jones Act, if exposure exists

v. Thirty (30) day notice of cancellation, non-renewal or material change in coverage

vi. Notice of occurrence endorsement, to the extent available

b. Specific waiver of subrogation in favor of Landlord and Tenant.

c. Deductible or self-insured retention not to exceed:

$250,000 any one accident for bodily injury, death or property damage