



## TENANT'S IMPROVEMENTS AND BETTERMENTS

### *Replacement Cost Provision*

The coverage under this endorsement is subject to the *terms* contained in *your* policy.

#### DEFINITIONS

The following definition applies to this policy form:

1. **Replacement cost** means the cost at the time of loss to replace the damaged, destroyed or stolen property with new articles of like kind and quality.

#### HOW MUCH WE PAY FOR LOSS OR CLAIM

Section 6. under E. How Much *We* Pay For Loss Or Claim in form SF-20 is amended to read as follows:

6. **Tenant's Improvements And Betterments**-Will be valued at one of the following:
  - a. **Replacement cost** of the property if repaired or replaced at *your* expense within 180 days from the date the loss or damage was sustained.
  - b. A portion of *your* original cost if *you* do not make repairs. **We** will determine the proportionate value in the following manner:
    - 1) Multiply the original cost by the number of days from the loss or damage to the expiration of the lease; and
    - 2) Divide the amount determined in 1) above by the number of days from the installation of improvements to the expiration of the lease.If *your* lease contains a renewal option, the expiration of the renewal option period will replace the expiration of the lease in this procedure.
  - c. Nothing if others pay for repairs or replacement.

All other *terms* and conditions remain unchanged.