

CAUSES OF LOSS – SPECIAL FORM

Words and phrases that appear in quotation marks have special meaning. Refer to your COMMERCIAL PROPERTY COVERAGE PART DEFINITIONS form.

A. Covered Causes Of Loss

When Special is shown in the Declarations, Covered Causes of Loss means direct physical loss unless the loss is excluded or limited in this COMMERCIAL PROPERTY COVERAGE PART.

B. Exclusions

1. Except as otherwise provided in this Coverage Part, we will not pay for loss or damage caused directly or indirectly by any of the following. Such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss.

a. Ordinance Or Law

The enforcement of or compliance with any ordinance or law:

- (1) Regulating the construction, use or repair of any property; or
- (2) Requiring the tearing down of any property, including the cost of removing its debris.

This exclusion, Ordinance or Law, applies whether the loss results from:

- (a) An ordinance or law that is enforced even if the property has not been damaged; or
- (b) The increased costs incurred to comply with an ordinance or law in the course of construction, repair, renovation, remodeling or demolition of property, or removal of its debris, following a physical loss to that property.

b. Earth Movement

- (1) Earthquake, including tremors and aftershocks and any earth sinking, rising or shifting related to or arising from such event;
- (2) Landslide, including any earth sinking, rising or shifting related to such event;
- (3) Mine subsidence, meaning subsidence of a man-made mine, whether or not mining activity has ceased;
- (4) Earth sinking (other than "sinkhole collapse"), rising or shifting including soil conditions which cause settling, cracking or other disarrangement of foundations or other parts of realty. Soil conditions include contraction, expansion, freezing, thawing, erosion, improperly compacted soil and the action of water under the ground surface.

But if Earth Movement, as described in **b.(1)** through **b.(4)** above, results in fire or explosion, we will pay for the loss or damage caused by that fire or explosion.

(5) Volcanic eruption, explosion or effusion. But if volcanic eruption, explosion or effusion results in fire, building glass breakage or Volcanic Action, we will pay for the loss or damage caused by that fire, building glass breakage or Volcanic Action. Volcanic Action means direct loss or damage resulting from the eruption of a volcano when the loss or damage is caused by:

- (a) Airborne, volcanic blast or airborne shock waves;
- (b) Ash, dust or particulate matter; or
- (c) Lava flow.

With respect to coverage for Volcanic Action as set forth in **(5)(a)**, **(5)(b)** and **(5)(c)**, all volcanic eruptions that occur within any 168-hour period will constitute a single occurrence. Volcanic Action does not include the cost to remove ash, dust or particulate matter that does not cause direct physical loss or damage to the described property.

This exclusion applies regardless of whether any of the above, in Paragraphs **(1)** through **(5)**, is caused in whole or in part by an act of nature, a man-made cause, an artificial cause or any other cause.

c. Governmental Action

Seizure or destruction of property by order of governmental authority, including loss due to mandated or voluntary recall initiated on the recommendation of a governmental agency or other governmental authority. But we will pay for loss or damage caused by or resulting from acts of destruction ordered by governmental authority and taken at the time of a fire to prevent its spread, if the fire would be covered under this Coverage Part.

d. Nuclear Hazard

Nuclear reaction or radiation, or radioactive contamination, however caused. But if nuclear reaction or radiation, or radioactive contamination, results in fire, we will pay for the loss or damage caused by that fire.

e. Utility Services

The failure or fluctuation of power, communication, water or other utility service supplied to the described premises, however caused, if the failure or fluctuation:

- (1) Originates away from the described premises; or
- (2) Originates at the described premises, but only if such failure involves equipment used to supply the utility service to the described premises from a source away from the described premises.

Failure or fluctuation of any utility service includes lack of sufficient capacity and reduction in supply. Loss or damage caused by a surge of power is also excluded, if the surge would not have occurred but for an event causing a failure or fluctuation of power.

But if the failure, fluctuation or surge of power, or the failure or fluctuation of communication, water or other utility service, results in a Covered Cause of Loss, we will pay for the loss or damage caused by that Covered Cause of Loss.

Communication services include service relating to Internet access or access to any electronic, cellular or satellite network.

f. War And Military Action

- (1) War, including declared, undeclared or civil war;
- (2) Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or
- (3) Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.

g. Water

- (1) Flood, surface water, waves (including tidal wave and tsunami), tides, tidal water, overflow of any body of water, or spray from any of these, all whether or not driven by wind (including storm surge);
- (2) Mudslide or mudflow;
- (3) Water that backs up or overflows or is otherwise discharged from a sewer, drain, sump, sump pump or related equipment;
- (4) Water under the ground surface pressing on, or flowing or seeping through:
 - (a) Foundations, walls, floors or paved surfaces;
 - (b) Basements, whether paved or not; or
 - (c) Doors, windows or other openings; or
- (5) Waterborne material carried or otherwise moved by any of the water referred to in Paragraph (1), (3) or (4), or material carried or otherwise moved by mudslide or mudflow.

This exclusion applies regardless of whether any of the above, in Paragraphs (1) through (5), is caused by an act of nature, due to a man-made cause, due to an artificial cause or is otherwise caused. An example of a situation to which this exclusion applies is the situation where a dam, levee, seawall or other boundary or containment system fails in whole or part, for any reason, to contain the water.

But if any of the above, in Paragraphs (1) through (5), results in fire, explosion or sprinkler leakage, we will pay for the loss or damage caused by that fire, explosion or sprinkler leakage (if sprinkler leakage is a Covered Cause of Loss).

h. Fungus, Wet Rot And Dry Rot

Presence, growth, proliferation, spread or any activity of "fungus", wet rot or dry rot. But if "fungus", wet rot or dry rot results in a "specified cause of loss", we will pay for the loss or damage caused by that "specified cause of loss".

This exclusion does not apply:

- (1) When "fungus", wet rot or dry rot results from fire or lightning; or
- (2) To the extent that coverage is provided in the Additional Coverage – Limited Coverage for Fungus, Wet Rot and Dry Rot, with respect to loss or damage by a cause of loss other than fire or lightning.

i. Virus Or Bacteria

Any virus, bacterium or other microorganism that induces or is capable of inducing physical distress, illness or disease. However, this exclusion does not apply to loss or damage caused by or resulting from "fungus", wet rot or dry rot. Such loss or damage is addressed in a separate exclusion in this Coverage Form. With respect to any loss or damage subject to this exclusion, Virus or Bacteria, such exclusion supersedes any exclusion relating to "pollutants".

j. Cyber Vandalism

Any attack, including a “denial of service attack”, on a web site, computer system or network system that successfully corrupts, damages, destroys, deletes or impairs any part of the web site, computer system or network system or disrupts normal operation of the web site, computer system or network system, regardless of whether the attack was the result of an action intentional or not:

- (1) By any employee, including a temporary or leased employee, partner, director, trustee or authorized representative;
- (2) By an entity retained by you or for you to inspect, design, install, maintain, repair or replace any such web site, computer system or network system;
- (3) By any person or entity not authorized to access any such web site, computer system or network system; or
- (4) By a computer, regardless of whether it was authorized to access any such web site, computer system or network system.

Exclusions **B.1.a.** through **B.1.j.**, apply whether or not the loss event results in widespread damage or affects a substantial area.

2. Except as otherwise provided in this Coverage Part, we will not pay for loss or damage caused by or resulting from any of the following:

a. Electrical Apparatus

Artificially generated electrical, magnetic or electromagnetic energy that damages, disturbs, disrupts or otherwise interferes with any:

- (1) Electrical or electronic wire, device, appliance, system or network; or
- (2) Device, appliance, system or network utilizing cellular or satellite technology.

For the purpose of this exclusion, electrical, magnetic or electromagnetic energy includes:

- (a) Electrical current, including arcing;
- (b) Electrical charge produced or conducted by a magnetic or electromagnetic field;
- (c) Pulse of electromagnetic energy; or
- (d) Electromagnetic waves or microwaves.

But if fire or explosion results, we will pay for the loss or damage caused by that fire or explosion.

We will not pay for the cost to recalibrate electrical or electronic devices.

b. Consequential Loss

Delay, loss of use, loss of market or any other consequential loss.

c. Smoke, Vapor, Gas

Smoke, vapor or gas from agricultural smudging or industrial operations.

d. Other Causes Of Loss

- (1) Wear and tear;
- (2) Rust or other corrosion, decay, deterioration, hidden or latent defect or any quality in property that causes it to damage or destroy itself;
- (3) Smog;
- (4) Settling, cracking, shrinking or expansion;
- (5) Insects, birds, rodents or other animals;
- (6) Mechanical breakdown or mechanical derangement, including rupture or bursting caused by centrifugal force. But if mechanical breakdown or mechanical derangement results in elevator collision, we will pay for the loss or damage caused by that elevator collision; or
- (7) The following causes of loss to personal property:
 - (a) Dampness or dryness of atmosphere;
 - (b) Changes in or extremes of temperature; or
 - (c) Marring or scratching.

But if an excluded cause of loss that is listed in **2.d.(1)** through **(7)** results in a “specified cause of loss” or building glass breakage, we will pay for the loss or damage caused by that “specified cause of loss” or building glass breakage. We will not pay for the cost to recalibrate mechanical devices.

e. Steam Apparatus

Explosion of steam boilers, steam pipes, steam engines or steam turbines owned or leased by you, or operated under your control. But if explosion of steam boilers, steam pipes, steam engines or steam turbines results in fire or combustion explosion, we will pay for the loss or damage caused by that fire or combustion explosion. We will also pay for loss or damage caused by or resulting from

the explosion of gases or fuel within the furnace of any fired vessel or within the flues or passages through which the gases of combustion pass.

f. Seepage Or Leakage Of Water

Continuous or repeated seepage or leakage of water, or the presence or condensation of humidity, moisture or vapor, that occurs over a period of 14 days or more.

g. Freezing

Water, other liquids, powder or molten material that leaks or flows from plumbing, heating, air conditioning or other equipment (except fire protective systems) caused by or resulting from freezing, unless:

- (1) There is evidence that you have taken steps to maintain heat and to prevent freezing in the building or structure; or
- (2) You drain the equipment and shut off the supply if the heat is not maintained.

h. Dishonesty

Dishonest or criminal act (including theft) by you, any of your partners, members, officers, managers, employees (including temporary employees and leased workers), directors, trustees or authorized representatives, whether acting alone or in collusion with each other or with any other party; or theft by any person to whom you entrust the property for any purpose, whether acting alone or in collusion with any other party.

This exclusion:

- (1) Applies whether or not an act occurs during your normal hours of operation; and
- (2) Does not apply to acts of destruction by your employees (including temporary employees and leased workers) or authorized representatives; but theft by your employees (including temporary employees and leased workers) or authorized representatives is not covered.

i. Voluntary Parting

Voluntary parting with any property by you or anyone else to whom you have entrusted the property if induced to do so by any fraudulent scheme, trick, device or false pretense.

j. Exposed Property

Rain, snow, ice, or sleet to personal property in the open.

k. Collapse

Collapse, including any of the following conditions of property or any part of the property:

- (1) An abrupt falling down or caving in;
- (2) Loss of structural integrity, including separation of parts of the property or property in danger of falling down or caving in; or
- (3) Any cracking, bulging, sagging, bending, leaning, settling, shrinkage or expansion as such condition relates to (1) or (2) above.

But if collapse results in a Covered Cause of Loss at the described premises, we will pay for the loss or damage to Covered Property caused by that Covered Cause of Loss.

This exclusion, k., does not apply:

- (a) To the extent that coverage is provided under the Additional Coverage - Collapse; or
- (b) To collapse caused by one or more of the following:
 - (i) The "specified causes of loss"; or
 - (ii) Breakage of building glass.

l. Pollutants

Discharge, dispersal, seepage, migration, release or escape of "pollutants" unless the discharge, dispersal, seepage, migration, release or escape is itself caused by any of the "specified causes of loss". But if the discharge, dispersal, seepage, migration, release or escape of "pollutants" results in a "specified cause of loss", we will pay for the loss or damage caused by that "specified cause of loss". This exclusion, l., does not apply to damage to glass caused by chemicals applied to the glass.

m. Neglect

Neglect of an insured to use all reasonable means to save and preserve property from further damage at and after the time of loss.

n. Mistakes

Errors or omissions in any stage of the development, production, use or disposal of property, including planning, processing, manufacturing, packaging, testing, distribution, inventory, storage, installation, alteration, maintenance or repair. This exclusion applies to any effect that compromises the form, substance or quality of the property. But if such an error results in a Covered Cause of Loss, we will pay for the loss or damage caused by that Covered Cause of Loss.

- o. **Errors In System Programming**
Errors in system programming or errors in instructions to a machine. But if such an error results in a Covered Cause of Loss, we will pay for the loss or damage caused by that Covered Cause of Loss.
 - p. **Willful Acts**
Any willful act intended to cause a loss committed by you or anyone else at your direction. In the event of such loss, no insured is entitled to coverage, including insureds who did not commit the act causing the loss.
3. Except as otherwise provided in this Coverage Part, we will not pay for loss or damage caused by or resulting from any of the following, **3.a.** through **3.c.** But if an excluded cause of loss that is listed in **3.a.** through **3.c.** results in a Covered Cause of Loss, we will pay for the loss or damage caused by that Covered Cause of Loss.
- a. **Weather Conditions**
Weather conditions. But this exclusion only applies if weather conditions contribute in any way with a cause or event excluded in Paragraph **1.** above to produce the loss or damage.
 - b. **Acts Or Decisions**
Acts or decisions, including the failure to act or decide, of any person, group, organization or governmental body.
 - c. **Faulty Work**
Faulty, inadequate, defective or negligent:
 - (1) Planning, zoning, development, surveying, siting;
 - (2) Design, specifications, workmanship, repair, construction, renovation, remodeling, grading, compaction;
 - (3) Materials used in repair, construction, renovation or remodeling; or
 - (4) Maintenance;
 of part or all of any property on or off the described premises.
4. **Special Exclusions**
The following exclusions apply only to the specified Coverage Forms or Coverage.
- a. **Business Income (And Extra Expense) Coverage Form, Business Income (Without Extra Expense) Coverage Form, or Extra Expense Coverage Form**
Except as otherwise provided in this Coverage Part, we will not pay for:
 - (1) Any loss caused by or resulting from:
 - (a) Damage or destruction of "finished stock"; or
 - (b) The time required to reproduce "finished stock".
 This exclusion does not apply to Extra Expense.
 - (2) Any Extra Expense or increase of Business Income loss caused by or resulting from:
 - (a) Delay in rebuilding, repairing or replacing the property or resuming "operations", due to interference at the location of the rebuilding, repair or replacement by strikers or other persons; or
 - (b) Suspension, lapse or cancellation of any license, lease or contract. But if the suspension, lapse or cancellation is directly caused by the "suspension" of "operations", we will cover such loss that affects your Business Income during the "period of restoration" and any extension of the "period of restoration" in accordance with the terms of your Extended Period of Indemnity Additional Coverage.
 - (3) Any other consequential loss.
 - b. **Lessee's Leasehold Interest Coverage Extension**
Paragraph **B.1.a., Ordinance or Law**, does not apply to insurance under the Lessee's Leasehold Interest Coverage Extension or the Coverage Extension for Lessee's Leasehold Interest Coverage – Undamaged Tenant Improvements and Betterments.
 - c. **Legal Liability Coverage Form**
(1) The following exclusions do not apply to insurance under this Coverage Form:
 - (a) Paragraph **B.1.a. Ordinance or Law**;
 - (b) Paragraph **B.1.c. Governmental Action**;
 - (c) Paragraph **B.1.d. Nuclear Hazard**;
 - (d) Paragraph **B.1.e. Utility Services**; and
 - (e) Paragraph **B.1.f. War and Military Action**.

(2) The following additional exclusions apply to insurance under this Coverage Form:

(a) Contractual Liability

We will not defend any claim or "suit", or pay damages that you are legally liable to pay, solely by reason of your assumption of liability in a contract or agreement. But this exclusion does not apply to a written lease agreement in which you have assumed liability for building damage resulting from an actual or attempted burglary or robbery, provided that:

- (i) Your assumption of liability was executed prior to the accident; and
- (ii) The building is Covered Property under this Coverage Form.

(b) Nuclear Hazard

We will not defend any claim or "suit", or pay any damages, loss, expense or obligation, resulting from nuclear reaction or radiation, or radioactive contamination, however caused.

5. Additional Exclusions

In addition to the Exclusions and Limitations contained in this Coverage Part, the following Additional Exclusions apply with respect to the specified property except as otherwise provided in this Coverage Part.

a. Accounts Receivable

If "accounts receivable" are Covered Property under this Coverage Part, we will not pay for any loss of or damage to "accounts receivable" caused by or resulting from the following:

- (1) Electrical or magnetic injury, disturbance or erasure of electronic recordings;
- (2) An occurrence that took place more than 1,000 feet from your premises;
- (3) Interruption of electrical power supply, power surge, blackout or brownout if the cause of such occurrence took place more than 1,000 feet from your premises;
- (4) 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;
- (5) Loss or damage caused by or resulting from bookkeeping, accounting or billing errors or omissions; or
- (6) Any loss or damage that requires any audit of records or any inventory computation to prove its factual existence.

But we will pay for direct loss or damage caused by lightning.

b. Valuable Papers And Records And Research And Development Property

If "valuable papers and records" or "research and development property" is Covered Property under this Coverage Part, we will not pay for any loss of or damage to "valuable papers and records" or "research and development property" caused by or resulting from the following:

- (1) Electrical or magnetic injury, disturbance or erasure of electronic recordings;
- (2) An occurrence that took place more than 1,000 feet from your premises;
- (3) Interruption of electrical power supply, power surge, blackout or brownout if the cause of such occurrence took place more than 1,000 feet from your premises; or
- (4) Errors or omissions in processing or copying. But if errors or omissions in processing or copying results in fire or explosion, we will pay for the direct loss or damage caused by that fire or explosion.

But we will pay for direct loss or damage caused by lightning.

C. Limitations

The following limitations apply to all policy forms and endorsements contained in this Coverage Part, except as otherwise provided in this Coverage Part.

- 1. We will not pay for loss of or damage to property, as described and limited in this section. In addition, we will not pay for any loss that is a consequence of loss or damage as described and limited in this section.
 - a. Steam boilers, steam pipes, steam engines or steam turbines caused by or resulting from any condition or event inside such equipment. But if fire or combustion explosion results, we will pay for the loss or damage caused by that fire or combustion explosion. We will also pay for loss of or damage caused by or resulting from an explosion of gases or fuel within the furnace of any fired vessel or within the flues or passages through which the gases of combustion pass.

- b. Hot water boilers or other water heating equipment caused by or resulting from any condition or event inside such boilers or equipment, other than explosion. But if fire or combustion explosion results, we will pay for the loss or damage caused by that fire or combustion explosion.
 - c. Property that is missing, where the only evidence of the loss or damage is a shortage disclosed on taking inventory, or other instances where there is no physical evidence to show what happened to the property.
2. We will not pay the cost to repair any defect to a system or appliance from which water, other liquid, powder or molten material escapes. But we will pay the cost to repair or replace damaged parts of fire-extinguishing equipment if the damage:
 - a. Results in discharge of any substance from an automatic fire protection system; or
 - b. Is directly caused by freezing.
 3. Except as provided under your Equipment Breakdown Coverage endorsement, direct physical loss of or damage to Covered Property does not include Covered Property that suddenly loses its ability to function as the result of a fortuitous event involving microelectronic components (including circuit boards, integrated circuits, computer chips and disk drives) within the Covered Property.

D. Additional Coverage – Collapse

The coverage provided under this Additional Coverage - Collapse, applies only to an abrupt collapse as described and limited in **D.1.** through **D.7.**

1. For the purpose of this Additional Coverage - Collapse, abrupt collapse means an abrupt falling down or caving in of a building or any part of a building with the result that the building or part of the building cannot be occupied for its intended purpose.
2. We will pay for direct physical loss of or damage to Covered Property, caused by abrupt collapse of a building or any part of a building that is insured under this Coverage Part or that contains Covered Property insured under this Coverage Part, only if such abrupt collapse is caused by a Covered Cause of Loss. The following are included in the Covered Causes of Loss for purposes of the coverage provided under this Additional Coverage – Collapse:
 - a. Weight of rain that collects on a roof; and
 - b. Weight of people or personal property.
3. This Additional Coverage - Collapse does **not** apply to:
 - a. A building or any part of a building that is in danger of falling down or caving in;
 - b. A part of a building that is standing, even if it has separated from another part of the building; or
 - c. A building that is standing or any part of a building that is standing, even if it shows evidence of cracking, bulging, sagging, bending, leaning, settling, shrinkage or expansion.
4. With respect to the following property:
 - a. Outdoor radio or television antennas (including satellite dishes) and their lead-in wiring;
 - b. Masts or towers;
 - c. Awnings;
 - d. Gutters and downspouts;
 - e. Yard fixtures;
 - f. Outdoor swimming pools;
 - g. Fences;
 - h. Piers, wharves and docks;
 - i. Beach or diving platforms or appurtenances;
 - j. Retaining walls; and
 - k. Walks, roadways and other paved surfaces;
 if an abrupt collapse is caused by a cause of loss listed in Paragraph **2.** above we will pay for loss or damage to that property only if:
 - (1) Such loss or damage is a direct result of the abrupt collapse of a building or any part of a building that is insured under this Coverage Part; and
 - (2) The property is Covered Property under this Coverage Part.
5. If personal property abruptly falls down or caves in and such collapse is **not** the result of abrupt collapse of a building, we will pay for loss or damage to Covered Property caused by such collapse of personal property only if:
 - a. The collapse of personal property was caused by a cause of loss listed in Paragraph **2.** above;
 - b. The personal property which collapses is inside a building; and
 - c. The property which collapses is not of a kind listed in **4.**, regardless of whether that kind of property is considered to be personal property or real property.

The coverage stated in this Paragraph 5. does not apply to personal property if marring or scratching is the only damage to that personal property caused by the collapse.

6. This Additional Coverage - Collapse, does not apply to personal property that has not abruptly fallen down or caved in, even if the personal property shows evidence of cracking, bulging, sagging, bending, leaning, settling, shrinkage or expansion.
7. This Additional Coverage - Collapse, will not increase the limits of insurance provided in this Coverage Part.
8. The term Covered Cause of Loss includes the Additional Coverage - Collapse, as described and limited in D.1. through D.7.

E. Additional Coverage – Limited Coverage For Fungus, Wet Rot And Dry Rot

1. The coverage described in E.2. and E.6. only applies when the “fungus”, wet rot or dry rot are the result of one or more of the following causes that occur during the policy period and only if all reasonable means were used to save and preserve the property from further damage at the time of and after that occurrence:
 - a. A “specified cause of loss” other than fire or lightning; or
 - b. Flood, if the Flood Coverage Endorsement applies to the affected premises.
2. We will pay for loss or damage by “fungus”, wet rot or dry rot at a premises described in the Declarations or within 1,000 feet of a premises described in the Declarations. As used in this Limited Coverage, the term loss or damage means:
 - a. Direct physical loss of or damage to Covered Property caused by “fungus”, wet rot or dry rot, including the cost of removal of the “fungus”, wet rot or dry rot;
 - b. The cost to tear out and replace any part of the building or other property as needed to gain access to the “fungus”, wet rot or dry rot; and
 - c. The cost of testing performed after removal, repair, replacement or restoration of the damaged property is completed, provided there is a reason to believe that “fungus”, wet rot or dry rot are present.
3. The most we will pay for loss or damage under the coverage described in E.2. of this Limited Coverage is the annual aggregate Fungus, Wet Rot and Dry Rot Limit of Insurance shown in the Declarations. Regardless of the number of claims, this limit is the most we will pay for the total of all loss or damage arising out of all occurrences of “specified causes of loss” (other than fire or lightning) and (if applicable to the affected premises) Flood which take place each 12-month period of this policy (starting with the beginning of the present annual policy period). With respect to a particular occurrence of loss which results in “fungus”, wet rot or dry rot, we will not pay more in total than the Fungus, Wet Rot and Dry Rot Limit of Insurance shown in the Declarations even if the “fungus”, wet rot or dry rot continue to be present or active, or recur, in a later policy period.
4. The coverage provided under this Limited Coverage does not increase the applicable limit of insurance on any Covered Property. If a particular occurrence results in loss or damage by “fungus”, wet rot or dry rot, and other loss or damage, we will not pay more, for the total of all loss or damage, than the applicable limit of insurance on the affected Covered Property. If there is covered loss or damage to Covered Property, not caused by “fungus”, wet rot or dry rot, loss payment will not be limited by the terms of this Limited Coverage, except to the extent that “fungus”, wet rot or dry rot causes an increase in the loss. Any such increase in the loss will be subject to the terms of this Limited Coverage.
5. The terms of this Limited Coverage do not increase or reduce the coverage provided under Paragraph F.1. **Water Damage, Other Liquids, Powder or Molten Material Damage** of this Coverage Form or under the Additional Coverage - Collapse.
6. **Business Income and Extra Expense Fungus, Wet Rot And Dry Rot**
The following, 6.a. or 6.b., applies only if Business Income or Extra Expense Coverage applies to the described premises and only if the “suspension” of the “operations” satisfies all terms and conditions of the applicable Business Income or Extra Expense Coverage Form:
 - a. **Fungus, Wet Rot And Dry Rot Period Of Restoration**
If the loss which resulted in “fungus”, wet rot or dry rot does not in itself necessitate a “suspension” of “operations”, but such “suspension” is necessary due to loss or damage to property caused by “fungus”, wet rot or dry rot, then our payment under Business Income or Extra Expense is limited to the amount of loss or expense sustained in a period of not more than the Fungus, Wet Rot and Dry Rot Period of Restoration shown in the Declarations. The days need not be consecutive.

b. Fungus, Wet Rot And Dry Rot Extended Period of Restoration

If a covered "suspension" of "operations" was caused by loss or damage other than "fungus", wet rot or dry rot but remediation of "fungus", wet rot or dry rot prolongs the "period of restoration", we will pay for loss or expense sustained during the delay (regardless of when such a delay occurs during the "period of restoration"), but such coverage is limited to the Fungus, Wet Rot and Dry Rot Extended Period of Restoration shown in the Declarations. The days need not be consecutive.

F. Additional Coverage Extensions**1. Water Damage, Other Liquids, Powder Or Molten Material Damage**

If loss or damage caused by or resulting from covered water or other liquid, powder or molten material damage loss occurs, we will also pay the cost to tear out and replace any part of the building or structure to repair damage to the system or appliance from which the water or other substance escapes. This Coverage Extension, **F.1.**, does not increase the limit of insurance.

2. Glass

- a.** We will pay for expenses incurred to put up temporary plates or board up openings if repair or replacement of damaged glass is delayed.
- b.** We will pay for expenses incurred to remove or replace obstructions when repairing or replacing glass that is part of a building. This does not include removing or replacing window displays. This Coverage Extension, **F.2.**, does not increase the limit of insurance.

G. Definitions

See your COMMERCIAL PROPERTY COVERAGE PART DEFINITIONS form.

SPECIALTY