

Princeton Insurance Company

Named Insured	Endorsement Effective Date	Policy Number
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EQUIPMENT BREAKDOWN COVERAGE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EQUIPMENT BREAKDOWN COVERAGE

This endorsement modifies insurance provided under the following:
COMMERCIAL PROPERTY COVERAGE PART

A. The following is added as an Additional Coverage to the Causes of Loss - Special Form.

Additional Coverage-- Equipment Breakdown

The term Covered Cause of Loss includes the **Additional Coverage - Equipment Breakdown** as described and limited below.

1. We will pay for direct physical damage to Covered Property that is the direct result of an "accident." As used in this Additional Coverage, "accident" means a fortuitous event that causes direct physical damage to "covered equipment." The event must be one of the following:
 - a. mechanical breakdown, including rupture or bursting caused by centrifugal force;
 - b. artificially generated electrical current, including electric arcing, that disturbs electrical devices, appliances or wires;
 - c. explosion of steam boilers, steam pipes, steam engines or steam turbines owned or leased by you, or operated under your control;
 - d. "loss" to steam boilers, steam pipes, steam engines or steam turbines caused by or resulting from any condition or event inside such equipment; or
 - e. "loss" to hot water boilers or other water heating equipment caused by or resulting from any condition or event inside such boilers or equipment.

2. Unless otherwise shown in a Schedule, the following coverages also apply to the direct result of an "accident." These coverages do not provide additional amounts of insurance.
 - a. **Expediting Expenses**
With respect to your damaged Covered Property, we will pay up to \$25,000 unless otherwise shown in a Schedule, the reasonable extra cost to:
 - (1) make temporary repairs; and
 - (2) expedite permanent repairs or permanent replacement.
 - b. **Hazardous Substances**
We will pay for the additional cost to repair or replace Covered Property because of contamination by a "hazardous substance." This includes the additional expenses to clean up or dispose of such property.
This does not include contamination of "perishable goods" by refrigerant, including but not limited to ammonia, which is addressed in 2.c.(1)(b) below. As used in this coverage, additional costs mean those beyond what would have been payable under this Equipment Breakdown Coverage had no "hazardous substance" been involved. The most we will pay for "loss" or expense under this coverage, including actual "loss" of Business Income you sustain and necessary Extra Expense you incur, if shown as covered, is \$25,000 unless otherwise shown in a Schedule.
 - c. **Spoilage**
 - (1) We will pay:
 - (a) for physical damage to "perishable goods" due to spoilage;
 - (b) for physical damage to "perishable goods" due to contamination from the release of refrigerant, including but not limited to ammonia;
 - (c) any necessary expenses you incur to reduce the amount of "loss" under this coverage to the extent that they do not exceed the amount of "loss" that otherwise would have been payable under this coverage.
 - (2) If you are unable to replace the "perishable goods" before its anticipated sale, the amount of our payment will be determined on the basis of the sales price of the "perishable goods" at the time of the "accident," less discounts

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and expenses you otherwise would have had. Otherwise our payment will be determined in accordance with the Valuation condition.

The most we will pay for "loss" or expense under this coverage is \$25,000 unless otherwise shown in a Schedule.

- d. Computer Equipment
We will pay for "loss" or expense caused by or resulting from an "accident" to "computer equipment."
The most we will pay for "loss" or expense under this coverage, including actual "loss" of Business Income you sustain and necessary Extra Expense you incur, if shown as covered, is \$25,000 unless otherwise shown in a Schedule. Computers used primarily to control or operate "covered equipment" are not subject to this limit.
- e. Data Restoration
We will pay for your reasonable and necessary cost to research, replace and restore lost "data."
The most we will pay for "loss" or expense under this coverage, including actual "loss" of Business Income you sustain and necessary Extra Expense you incur, if shown as covered, is \$25,000 unless otherwise shown in a Schedule.
- f. Service Interruption
 - (1) Any insurance provided for Business Income, Extra Expense or Spoilage is extended to apply to your "loss" or expense caused by an "accident" to equipment that is owned by a utility, landlord or other supplier with whom you have a contract to supply you with any of the following services: electrical power, waste disposal, air conditioning, refrigeration, heating, natural gas, compressed air, water, steam, internet access, telecommunications services, wide area networks or data transmission. The equipment must meet the definition of "covered equipment" except that it is not Covered Property.
 - (2) Unless otherwise shown in a Schedule, Service Interruption coverage will not apply unless the failure or disruption of service exceeds 24 hours immediately following the "accident."
 - (3) The most we will pay for "loss" or expense under this coverage is the limit that applies to Business Income, Extra Expense or Spoilage, except that if a limit is shown in a Schedule for Service Interruption, that limit will apply to Business Income and Extra Expense "loss" under this coverage.
- g. Business Income and Extra Expense
Any insurance provided under this coverage part for Business Income or Extra Expense is extended to the coverage provided by this endorsement. The most we will pay for "loss" of Business Income you sustain or necessary Extra Expense you incur is the limit shown in the Declarations for that coverage, unless otherwise shown in a Schedule.

3. EXCLUSIONS

All exclusions in the Causes of Loss form apply except as modified below and to the extent that coverage is specifically provided by this Additional Coverage Equipment Breakdown.

- a. The exclusions are modified as follows:
 - (1) The following is added to Exclusion B.1.g.:
However, if electrical "covered equipment" requires drying out because of Water as described in g.(1) through g.(3) above, we will pay for the direct expenses of such drying out subject to the applicable Limit of Insurance and deductible for Building or Business Personal Property, whichever applies.
 - (2) As respects this endorsement only, the last paragraph of Exclusion B.2.d. is deleted and replaced with the following:
But if an excluded cause of loss that is listed in 2.d.(1) through (8) results in an "accident," we will pay for the "loss", or expense caused by that "accident."
- b. We will not pay under this endorsement for "loss" or expense caused by or resulting from:
 - (1) any defect, programming error, programming limitation, computer virus, malicious code, "loss" of "data," "loss" of access, "loss" of use, "loss" of functionality or other condition within or involving "data" or "media" of any kind. But if an "accident" results, we will pay for the resulting "loss" or expense; or
 - (2) any of the following tests:
a hydrostatic, pneumatic or gas pressure test of any boiler or pressure vessel, or an electrical insulation breakdown test of any type of electrical equipment.

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- c. With respect to Service Interruption coverage, we will also not pay for an “*accident*” caused by or resulting from: fire; lightning; windstorm or hail; explosion (except as specifically provided in A.1.c. above); smoke; aircraft or vehicles; riot or civil commotion; vandalism; sprinkler leakage; falling objects; weight of snow, ice or sleet; freezing; collapse; flood or earth movement.
- d. With respect to Business Income, Extra Expense and Service Interruption coverages, we will also not pay for:
 - (1) “*loss*” caused by your failure to use due diligence and dispatch and all reasonable means to resume business; or
 - (2) any increase in “*loss*” resulting from an agreement between you and your customer or supplier.
- e. We will not pay under this endorsement for any “*loss*” to animals.

4. DEFINITIONS

The following are added to F. DEFINITIONS:

- a. “*Boilers and vessels*” means:
 - (1) Any boiler, including attached steam, condensate and feedwater piping; and
 - (2) Any fired or unfired pressure vessel subject to vacuum or internal pressure other than the static pressure of its contents.

This term does not appear elsewhere in this endorsement, but may appear in a Schedule.
- b. “*Computer equipment*” means Covered Property that is electronic computer or other data processing equipment, including “*media*” and peripherals used in conjunction with such equipment.
- c. “*Covered equipment*”
 - (1) “*Covered equipment*” means, unless otherwise specified in a Schedule, Covered Property:
 - (a) that generates, transmits or utilizes energy, including electronic communications and data processing equipment; or
 - (b) which, during normal usage, operates under vacuum or pressure, other than the weight of its contents.
 - (2) None of the following is “*covered equipment*”:
 - (a) structure, foundation, cabinet, compartment or air supported structure or building;
 - (b) insulating or refractory material;
 - (c) sewer piping, underground vessels or piping, or piping forming a part of a sprinkler system;
 - (d) water piping other than boiler feedwater piping, boiler condensate return piping or water piping forming a part of a refrigerating or air conditioning system;
 - (e) “*vehicle*” or any equipment mounted on a “*vehicle*”;
 - (f) satellite, spacecraft or any equipment mounted on a satellite or spacecraft;
 - (g) dragline, excavation or construction equipment; or
 - (h) equipment manufactured by you for sale.
- d. “*Data*” means information or instructions stored in digital code capable of being processed by machinery.
- e. “*Hazardous substance*” means any substance that is hazardous to health or has been declared to be hazardous to health by a governmental agency.
- f. “*Media*” means material on which “*data*” is recorded, such as magnetic tapes, hard disks, optical disks or floppy disks.
- g. “*One accident*” means: If an initial “*accident*” causes other “*accidents*,” all will be considered “*one accident*.” All “*accidents*” that are the result of the same event will be considered “*one accident*.”
- h. “*Perishable goods*” means personal property maintained under controlled conditions for its preservation, and susceptible to “*loss*” if the controlled conditions change.
- i. “*Production machinery*” means any machine or apparatus that processes or produces a product intended for eventual sale. However, “*production machinery*” does not mean any fired or unfired pressure vessel other than a cylinder containing a movable plunger or piston.

This term does not appear elsewhere in this endorsement, but may appear in a Schedule.
- j. “*Vehicle*” means, as respects this endorsement only, any machine or apparatus that is used for transportation or moves under its own power. “*Vehicle*” includes, but is not limited to, car, truck, bus, trailer, train, aircraft, watercraft, forklift, bulldozer, tractor or

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harvester.

However, any property that is stationary, permanently installed at a covered location and that receives electrical power from an external power source will not be considered a "vehicle."

- B. The Building and Personal Property Coverage Form is modified as follows.
The definitions stated above also apply to section B. of this endorsement.

1. DEDUCTIBLE

The deductible in the Declarations applies unless a separate Equipment Breakdown deductible is shown in a Schedule. If a separate Equipment Breakdown deductible is shown, the following applies.

Only as regards Equipment Breakdown Coverage, provision D.

DEDUCTIBLE is deleted and replaced with the following:

- a. Deductibles for Each Coverage
 - (1) Unless the Schedule indicates that your deductible is combined for all coverages, multiple deductibles may apply to any "one accident."
 - (2) We will not pay for "loss" or expense under any coverage until the amount of the covered "loss" or expense exceeds the deductible amount indicated for that coverage in the Schedule. We will then pay the amount of "loss" or expense in excess of the applicable deductible amount, subject to the applicable limit.
 - (3) If deductibles vary by type of "covered equipment" and more than one type of "covered equipment" is involved in any "one accident," only the highest deductible for each coverage will apply.
- b. Direct and Indirect Coverages
 - (1) Direct Coverages Deductibles and Indirect Coverages Deductibles may be indicated in the Schedule.
 - (2) Unless more specifically indicated in the Schedule:
 - (a) Indirect Coverages Deductibles apply to Business Income and Extra Expense "loss" and
 - (b) Direct Coverages Deductibles apply to all remaining "loss" or expense covered by this endorsement.
- c. Application of Deductibles
 - (1) Dollar Deductibles

We will not pay for "loss" or expense resulting from any "one accident" until the amount of "loss" or expense exceeds the applicable Deductible shown in the Schedule. We will then pay the amount of "loss" or expense in excess of the applicable Deductible or Deductibles, up to the applicable Limit of Insurance.
 - (2) Time Deductible

If a time deductible is shown in the Schedule, we will not be liable for any "loss" occurring during the specified number of hours or days immediately following the "accident." If a time deductible is expressed in days, each day shall mean twenty-four consecutive hours.
 - (3) Multiple of Average Daily Value (ADV)

If a deductible is expressed as a number times ADV, that amount will be calculated as follows:
The ADV (Average Daily Value) will be the Business Income (as defined in any Business Income coverage that is part of this policy) that would have been earned during the period of interruption of business had no "accident" occurred, divided by the number of working days in that period. No reduction shall be made for the Business Income not being earned, or in the number of working days, because of the "accident" or any other scheduled or unscheduled shutdowns during the period of interruption. The ADV applies to the Business Income value of the entire location, whether or not the "loss" affects the entire location. If more than one location is included in the valuation of the "loss", the ADV will be the combined value of all affected locations. For purposes of this calculation, the period of interruption may not extend beyond the "period of restoration."
The number indicated in the Schedule will be multiplied by the ADV as determined above. The result shall be used as the applicable deductible.
 - (4) Percentage of Loss Deductibles

If a deductible is expressed as a percentage of "loss", we will not be liable for the indicated percentage of the gross amount of "loss" or expense (prior to

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any applicable deductible or coinsurance) insured under the applicable coverage. If the dollar amount of such percentage is less than the indicated minimum deductible, the minimum deductible will be the applicable deductible.

2. CONDITIONS

The following conditions are in addition to the Conditions in the Building and Personal Property Coverage Form and the Common Policy Conditions.

a. Suspension

Whenever "*covered equipment*" is found to be in, or exposed to, a dangerous condition, any of our representatives may immediately suspend the insurance against "*loss*" from an "*accident*" to that "*covered equipment*." This can be done by mailing or delivering a written notice of suspension to:

- (1) your last known address; or
- (2) the address where the "*covered equipment*" is located.

Once suspended in this way, your insurance can be reinstated only by an endorsement for that "*covered equipment*." If we suspend your insurance, you will get a pro rata refund of premium for that "*covered equipment*" for the period of suspension. But the suspension will be effective even if we have not yet made or offered a refund.

b. Jurisdictional Inspections

If any property that is "*covered equipment*" under this endorsement requires inspection to comply with state or municipal boiler and pressure vessel regulations, we agree to perform such inspection on your behalf. We do not warrant that conditions are safe or healthful.

c. Environmental, Safety and Efficiency Improvements

If "*covered equipment*" requires replacement due to an "*accident*," we will pay your additional cost to replace with equipment that is better for the environment, safer or more efficient than the equipment being replaced.

However, we will not pay more than 125% of what the cost would have been to repair or replace with like kind and quality. This condition does not increase any of the applicable limits. This condition does not apply to any property to which Actual Cash Value applies.

d. Coinsurance

If a coinsurance percentage is shown in a Schedule for specified coverages, the following condition applies.

We will not pay for the full amount of your "*loss*" if the applicable limit is less than the product of the specified coinsurance percentage times the value of the property subject to the coverage at the time of the "*loss*." Instead, we will determine what percentage this calculated product is compared to the applicable limit and apply that percentage to the gross amount of "*loss*." We will then subtract the applicable deductible. The resulting amount, or the applicable limit, is the most we will pay. We will not pay for the remainder of the "*loss*." Coinsurance applies separately to each insured location.

The most we will pay for "*loss*" or expense under this endorsement arising from any "*one accident*" is the applicable Limit of Insurance in the Declarations unless otherwise shown in a Schedule. Coverage provided under this endorsement does not provide an additional amount of insurance.