

including, but not limited to, any Release of Chemical Substances or other contamination or pollution arising out of or resulting from the manufacture, generation, formulation, processing, labeling, distribution, introduction into commerce, or on site or off site use, treatment, handling, storage, disposal, or transportation of any Chemical Substances. Environmental Cleanup Liability includes, without limitation, any judgments, damages, settlements, costs or expenses (including, without limitation, attorneys', consultants' and experts' fees and expenses) incurred with respect to:

- (i) Any investigation, study, assessment, legal representation, cost recovery by a governmental agency or Third Party, or monitoring or testing in connection therewith,
- (ii) The PROPERTY as a result of actions or measures necessary to implement or effectuate any such containment, removal, remediation, response, cleanup or abatement, and
- (iii) The resolution of such liabilities.

8) **"Environmental Law"** means any statutes, rules, regulations, controlling judicial decisions or legal requirements relating to or regulating the pollution, protection or cleanup of the environment or damage to or remediation of damage to real property and natural resources (including, but not limited to, ambient air, surface water, groundwater, and land surface or subsurface strata) including, without limitation, legal requirements contained in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. § 9601 *et seq.*, as amended (CERCLA); the Resources Conservation and Recovery Act of 1976, 42 U.S.C. § 6901, *et seq.*, as amended (RCRA); the Superfund Amendments and Reauthorization Act of 1986, Pub. L. 99-499, as amended (SARA); the Clean Air Act, 42 U.S.C. § 7401, *et seq.*, as amended; Federal Water Pollution Control Act, 33 U.S.C. § 2601 *et seq.*, as amended; National Environmental Policy Act, 42 U.S.C. § 4321, *et seq.*, as amended (NEPA); and the Safe Drinking Water Act, 42 U.S.C., § 300 j-1, *et seq.*, as amended; and/or any other federal, state or local laws, statutes, ordinances, rules, regulations or orders (including decisions of any court or administrative body) relating to the pollution, protection or cleanup of the environment as specified above. Environmental Law shall also mean the Toxic Substance Control Act, 25 U.S.C. § 1502, *et seq.*, as amended (TOSCA) and/or any other federal, state (including, without limitation, laws with respect to trespass, nuisance and other torts or similar legal theories which may be applied to establish liability or responsibility for Environmental Cleanup or Environmental Claims) or local laws, statutes, ordinances, rules, regulations or orders (including decisions of any court or administrative body) relating to:

- (i) Release, containment, removal, remediation, response, cleanup or abatement of any sort of Chemical Substance,