

85 BROAD STREET  
**SERVICE CONTRACTOR INSURANCE REQUIREMENTS**

- I. The Service Contractor shall provide the following minimum insurance coverage:
- A. Commercial General Liability  
Combined Single Limit - \$25,000,000 per occurrence and annual aggregate per location. Such insurance shall be broad form and include, but not be limited to, contractual liability, independent contractor's liability, products and completed operations liability, and personal injury liability. A combination of primary and excess policies may be utilized. Policies shall be primary and noncontributory.
  - B. Worker's Compensation - Statutory Limits
  - C. Employer's Liability  
With minimum liability limits of \$1,000,000 bodily injury by accident each accident, \$1,000,000 bodily injury by disease policy limit; \$1,000,000 bodily injury each employee.
  - D. Commercial Automobile Liability  
Combined Single Limit - \$1,000,000 per accident.  
Such insurance shall cover injury (or death) and property damage arising out of the ownership, maintenance or use of any private passenger or commercial vehicles and of any other equipment required to be licensed for road use.
  - E. Property Insurance  
All-risk, replacement cost property insurance to protect against loss of owned or rented equipment and tools brought onto and/or used on any Property by the Service Contractor.
  - F. Crime Insurance / Fidelity Bond Service Contractor is responsible for loss to Owner and third party property/assets and shall maintain Fidelity Bond or comprehensive crime insurance coverage for the dishonest acts of its employees in a minimum amount of \$1,000,000. Service Contractor shall name Owner as Loss Payee with respect to the comprehensive crime insurance coverage.
  - G. Errors and Omissions Liability (applicable for Uninterrupted Power Source (UPS) services and/or work only)

Service Contractor shall provide Liability limits of at least \$5,000,000 per claim and \$5,000,000 in the aggregate. The retroactive insurance date of such insurance shall be no later than the commencement date of the contract. Such insurance shall be provided for two years beyond the completion of the work.

## INSURANCE (CONT'D)

II. Policies described in Sections I.A. and I.D. above shall include the following as additional insured, including their officers, directors and employees. Additional Insured endorsements CG 20 10 10 01 and CG 20 37 10 01A or their equivalent shall be utilized for the policy(ies) described in Section I.A. above. Please note that the spelling of these parties must be exactly correct or the Contract Duties will not be allowed to commence.

1. 85 Broad Propco LLC
2. Metropolitan Life Insurance Company
3. Jones Lang LaSalle Americas, Inc.
4. Beacon Capital Partners, LLC

III. Service Contractor waives any and all rights of subrogation with respect to its commercial property and workers' compensation liability insurance policies against the parties identified above in Paragraph II.

IV. All policies will be written by companies licensed to do business in the State of [insert state where property is located] and which have a rating by Best's Key Rating Guide not less than "A-/VIII".

V. Service Contractor shall furnish Certificate(s) of Insurance evidencing the above coverage, except property insurance under I.E. Original Certificate(s) of Insurance must be provided before Service Contractor commences Contract Duties or Contract Duties will not be allowed to commence.

VI. Certificate(s) of Insurance relating to policies required under this Agreement shall contain one of the following two sets of words:

"Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail thirty (30) days' written notice to the Certificate Holder."

OR

"Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions."

VII. The following should be named as the Certificate Holder:

85 Broad Propco LLC  
c/o Jones Lang LaSalle  
85 Broad Street, 2nd Floor  
New York, NY 10004  
Attn: Facility Manager – Insurance.