

BROADWAY POINTE VENDOR INSURANCE CERTIFICATE INFORMATION

Minimum Insurance Requirements are as follows:

Contractor, at its sole expense, shall obtain and keep in force during the term of this Agreement, or any renewals or extensions thereof, a policy or policies, from a responsible insurance company, of comprehensive **general public liability insurance** approved by Owner, naming Owner as additional insured with minimum limits of not less than **\$1,000,000** for injury to one person including death in any one accident or occurrence, and also insurance in the sum of not less than **\$1,000,000** against claims for property damage. Such policy or policies of insurance shall insure against loss, injury, death or damage to persons or property of the public, Owner, and its respective directors, Officers, employees, agents, patrons or customers.

Such liability insurance shall specifically cover the contractual obligation of Contractor under the indemnity provisions contained in this Agreement, and shall also cover not only the services contemplated to be rendered hereunder, but shall also cover contractor's operation, management and conduct of all its business activities and any attendant facilities and services.

Worker's compensation insurance and employer's liability insurance shall be provided in an amount equal to the greater of **\$250,000** per accident or occurrence and the minimum amount required in the state as prescribed by applicable law.

Automobile bodily injury and property damage liability insurance covering owned, non-owned and hired automobiles, the limits of which shall be not less than **\$1,000,000** per person/per occurrence for bodily injury and property damage.

All insurance policies shall be issued by companies and in forms satisfactory to Owner and shall expressly provide that the insurance company or companies shall notify Owner in writing at least thirty (30) days prior to any alteration or cancellation thereof. Contractor will forthwith provide Owner with current certificates of such insurance upon issuance. Certificates must name the below additional insureds:

| <u>Certificate Holder:</u> | <u>Additional Insured:</u> | <u>Additional Insured:</u> |
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| Broadway Pointe Investors, LLC c/o Vestar Property Management 105 Crescent Drive Pleasant Hill, CA 94523 | UBS Realty Investors LLC 455 Market Street, Suite 1000 San Francisco, CA 94105 | Vestar Properties, Inc. 2425 E. Camelback Rd. Suite 750 Phoenix, AZ 85013 |