

1150 18th
Certificate of Insurance Requirements

The following are requirements of 1150 18th SPE, LLC, c/o Cushman & Wakefield U.S., Inc. for Certificates of Insurance for 1150 18th Street, NW.

1) **COMMERCIAL GENERAL LIABILITY INCLUDING PERSONAL INJURY**

\$1,000,000.00 Per Occurrence
\$2,000,000.00 General Aggregate

Commercial General Liability includes coverage Premises-Operations, Products/Completed Operations Hazard, Contractual Liability, Broad Form property Damage, Independent Contractors and Personal Injury Liability.

Commercial General Liability Includes Personal Injury Coverage (False Arrest, Detention or Imprisonment, Malicious Prosecution, Libel, Slander, Defamation or violation of Right of Privacy, Wrongful Entry or Eviction or other Invasion or Right of Private Occupancy).

Any General Aggregate shall apply on a "Per Project" basis.

2) **WORKER'S COMPENSATION AND EMPLOYERS LIABILITY**

Workers Compensation Insurance with statutory limits for the State of DIST. OF COL. including benefits provided under coverage B - Employers Liability - \$500,000.00.

3) **AUTOMOBILE LIABILITY INSURANCE**

Automobile Liability insurance covering owned, non-owned and hired automobiles, trucks and trailers used by the Contractor - This insurance shall provide coverage not less than that of a standard comprehensive automobile liability policy with limits not less than \$1,000,000 combined single limit.

4) **UMBRELLA LIABILITY***

Providing coverage excess of the required employer's liability, commercial general liability, and Commercial automobile liability insurance policies.

\$5,000,000.00 Per Occurrence

* Owners and contractors' protective liability policy in total limits of #1 and #4 may be used instead of additional insured.

5) **ADDITIONAL INSURED PARTIES SHALL READ AS FOLLOWS:**

As respects the space leased by the named insured at 1150 18th Street, NW, 1150 18th SPE, LLC, Rockrose Development Corporation, Cushman & Wakefield U.S., Inc., and their respective directors, shareholders, partners, officers, members, affiliates, subsidiaries, managers, agents, employees, companies, corporations, partnerships, limited liability partnerships, limited liability companies, firms, trusts, trustees, successors, assigns, mortgagees and/or other designees of any of the above are additional insured as required by written contract. Coverage is primary and non-contributory. The named insured waives their right of subrogation against the certificate holder and all additional insureds.

6) **CERTIFICATE HOLDER SHALL READ AS FOLLOWS:**

1150 18th SPE, LLC
Cushman & Wakefield U.S., Inc.
1150 18th Street, NW, Front Desk
Washington, DC 20036

7) **CERTIFICATE IS ALSO TO INCLUDE AS PREVIOUSLY STATED IN CONTRACT:**

All coverages shall apply to all locations where the named insurers are performing services for the holder of the certificate. All such insurance shall be primary and non-contributory and in the event of any cancellation or material change in coverage notice must be given at least sixty (60) days in advance to Manager. All companies writing policies shall be a minimum of A.M. Best's rated A X or higher. The following wording must apply in the cancellation provision of the certificate: Should any of the above described policies be cancelled before the expiration

date thereof, the issuing company will mail sixty (60) days written notice to the certificate holder name to the left.