

Insurance Coverage Requirements for all Two Liberty Place Vendors & Contractors

➤ **Property:**

- Property insurance, covering all owned contents, improvements and property of others in their care, custody or control.
- Coverage amount must be no less than 100% replacement cost.
- Business interruption value no less than 12 months.

➤ **General Liability:**

- \$1,000,000 each occurrence limit
- \$2,000,000 aggregate limit

➤ **Excess Liability (Umbrella):**

- \$5,000,000 Limit of liability

➤ **Commercial Auto:**

- Combined Single Limit: \$1,000,000
- Coverage required to include all owned, hired and/or non-owned vehicles.

➤ **Workers' Compensation and Employer's Liability:**

- Workers' Compensation: Statutory Limits
- Employers Liability:
 - Each Accident: \$1,000,000
 - Disease – Each Employee: \$1,000,000
 - Disease – Policy Limit: \$1,000,000

➤ **General Terms:**

- Additional Insured Status:
 - Offices at Two Liberty Place, L.P.; Two Liberty Place, L.P.; Coretrust Value Fund I LP; Coretrust Management, LP; Two Liberty Place Condominium Association, Inc.; Two Liberty Place Condo D, LP ; Residences at Two Liberty Place and their subsidiary and affiliate companies must be listed as additional insured parties on General Liability and Excess Liability policies.
- A waiver of subrogation, in favor of Coretrust and the related entities is required on all policies.
- Notice of Cancellation (on all policies)
 - With the exception of 10 day notice of cancellation for non-payment of premium, any material changes within the insurance policies should require 30 days written notice to Coretrust.
- Vendor's coverage is to be primary & any insurance carried by Coretrust / 2LP is excess and non-contributory insurance.
- Acceptability of Insurers:
 - Require coverage is provided by carriers with an "A.M. Best" rating of not less than A VIII.