

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 LP; Coretrust Management, LP; CBRE, Inc.; Two Liberty Place Condominium Association, Inc.; Two Liberty Place Hospitality; iStar Financial, Inc.; 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.