

Naperville Corporate Center
1230 E. Diehl Road, 1240 E. Diehl Road, 1245 E. Diehl Road, 1250 E. Diehl Road,
Naperville, IL
Insurance Requirements

Before commencing work, Contractor shall furnish Manager with certificate(s) of said insurance policy or policies and shall assume responsibility for placement and renewal of all such policies. Contractor at its sole cost and expense, shall at all times during the term of the Contract, carry and maintain the following insurance coverage, in the following minimum amounts:

<u>INSURANCE</u>	<u>MINIMUM LIMITS</u>
Workers' Compensation	As required by law in the state where the property is located and where any operations relating to the contract are located, with waiver of subrogation against Owner and Manager.
Employer's Liability	\$1,000,000 each accident and as to aggregate limits
Commercial General Liability*	\$1,000,000 per occurrence / \$2,000,000 aggregate
Excess/Umbrella Liability*	\$1,000,000 per occurrence
Comprehensive Auto Liability*	\$1,000,000 (any auto/owned/non-owned/hired)

*The intent is that these coverages shall be primary as to Owner and to Manager and will cover Owner and Manager as distinct insured parties for any allegation, claim, loss, damage, demand, or judgment, or other causes of action arising out of their presence or out of the contractors' or subcontractor's presence upon, or out of operations or work done at, the Property by the contractor or subcontractor for or on behalf of Owner and Manager. Owner and Manager shall be named as additional insureds on all such general liability policies both for operations and, to the extent available in the insurance market, for completed operations of the named insured for as long as Owner or Manager may be exposed to loss arising out of such operations.

The insurance policies shall be written on an "occurrence" and not "claims-made" form basis. If contractor's work involves hazardous materials or environmental abatement work, contractor will be required to provide evidence of Contractor's Pollution Liability, with Owner and Manager as additional insureds. If the contractor's work involves professional design or engineering, special evidence of design professional liability (also known as E&O) coverage will also be required.

Owner or Manager may require reasonable additional coverage. Contractor or subcontractor must submit Certificates of Insurance and endorsements in form and substance satisfactory to Owner and Manager as evidence of the coverages required. If Contractor's insurance is provided by means of a so-called "blanket policy," the aggregate must apply per project, or per location. Each certificate will bear an endorsement requiring thirty (30) days' prior written notice to Manager and Owner of cancellation, material alteration, or non-renewal. All such policies shall be issued by insurers authorized to do business in the State of Illinois with a Best's rating of A-VIII or higher as reported in the most recent Property & Casualty Reports Key Rating Guide edition.

Additional Insured:

RCS – Naperville, LLC, a Colorado limited liability company; and NCC – Cabana, LLC, a Colorado limited liability company; as Tenants-in-Common ("Owner"), and Transwestern Commercial Services Illinois, L.L.C. d/b/a/ Transwestern ("Manager") as additional insured on the policy.

Certificate Holder:

**RCS – Naperville, LLC, a Colorado limited liability
company; and NCC – Cabana, LLC, a Colorado
limited liability company; as Tenants-in-Common
("Owner")**

c/o Transwestern
1240 E. Diehl Road, Suite 304
Naperville, Illinois 60563