

MRP | REALTY

CERTIFICATE OF INSURANCE REQUIREMENTS Franklin Tower

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 Persecution, 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 Location" basis. However, significant construction activities shall be on a "Per Project" basis.

2) WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY

Where required by State Law, Worker's Compensation Insurance with statutory limits for the State of District of Columbia including benefits provided under coverage B – Employer's 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*

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

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

* Owners and contractors protective liability policy in total limits of #1 and #4 may be used instead of a commercial general liability and an umbrella policy naming the additional insured as the insured.

5) ADDITIONAL INSURED PARTIES FOR GENERAL LIABILITY, UMBRELLA AND AUTO LIABILITY SHALL READ AS FOLLOWS:

1401 Eye Holdings, LLC c/o MRP Real Estate Services Group, LLC, and Heitman Capital Management LLC

The certificate holder should be listed as follows:

1401 Eye Holdings, LLC
c/o MRP Real Estate Services Group
1401 Eye Street NW, Suite 515
Washington DC 20005

6) CERTIFICATE IS ALSO TO INCLUDE AS PREVIOUSLY STATED IN CONTRACT: (ONLY CERTAIN CONTRACTOR'S OR VENDORS)

All insurance coverage shall apply to all locations where the insured contractor is performing services for the holder of the certificate. All such insurance shall be primary and non-contributory. In the event of any cancellation or material change in coverage, written notice must be given at least sixty (60) days in advance to Manager and Owner by Contractor. All insurance companies writing policies shall be a minimum of A.M. Best's rated A X or higher.

Certificates of Insurance can be e-mailed to FranklinTower@mrprealty.com.

Or sent via postal mail to the following address:

1401 Eye Holdings, LLC
c/o MRP Real Estate Services Group
1401 Eye Street NW, Suite 515
Washington DC 20005
Attn: Property Management