

**JONES LANG LASALLE  
INSURANCE REQUIREMENTS**

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**SERVICE CONTRACTOR**

- I. The Service Contractor shall provide the following minimum insurance coverage:
- A. Commercial General Liability  
Combined Single Limit - \$1,000,000 per occurrence and \$3,000,000 annual aggregate per location.  
Such insurance shall be broad form and include, but not be limited to, contractual liability, independent contractor's liability, products and completed operations liability, and personal injury liability. A combination of primary and excess policies may be utilized. Policies shall be primary and noncontributory.
  - B. Worker's Compensation - Statutory Limits
  - C. Employer's Liability  
With minimum liability limits of \$1,000,000 bodily injury by accident each accident, \$1,000,000 bodily injury by disease policy limit; \$1,000,000 bodily injury each employee.
  - D. Commercial Automobile Liability  
Combined Single Limit - \$1,000,000 per accident.  
  
Such insurance shall cover injury (or death) and property damage arising out of the ownership, maintenance or use of any private passenger or commercial vehicles and of any other equipment required to be licensed for road use.
  - E. Property Insurance  
  
All-risk, replacement cost property insurance to protect against loss of owned or rented equipment and tools brought onto and/or used on any Property by the Service Contractor.
  - F. Excess/Umbrella liability - \$5,000,000
- II. Policies described in Sections I.A., I.D. and I.F. above shall include the following as additional insured, **Sanctuary Park Realty Holding Company, Jones Lang LaSalle Americas, Inc, including their officers, directors and employees.** A GL-2010 Endorsement shall be utilized for the policy(ies) described in Section I.A. above. *Please note that the spelling of these parties must be exactly correct or the Contract Duties will not be allowed to commence.*

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**SERVICE CONTRACTOR REQUIREMENTS CONTINUED**

- III. Service Contractor waives any and all rights of subrogation against the parties identified in Paragraph II above as additional insureds.
- IV. All policies will be written by companies licensed to do business in the State of Georgia and which have a rating by Best's Key Rating Guide not less than "A-/XII".
- V. Service Contractor shall furnish to the Manager Certificate(s) of Insurance evidencing the above coverage. Original Certificate(s) of Insurance must be provided before Service Contractor commences Contract Duties or Contract Duties will not be allowed to commence.
- VI. Certificate(s) of Insurance relating to policies required under this Agreement shall contain the following words verbatim:

*"It is agreed that this insurance will not be canceled, not renewed or the limits of coverage in any way reduced without at least thirty (30) day's advance written notice [ten (10) days for non-payment of premium] sent by certified mail, return receipt requested to: Sanctuary Park Realty Holding Company, 1105 Lakewood Parkway, Suite 115, Alpharetta, GA 30009, Attn: General Manager ."*

In addition, the language set forth in this Paragraph VI shall also be added to each policy in the form of an endorsement.

Please forward a current Certificate of Insurance to the following address at your earliest convenience:

**Sanctuary Park Realty Holding Co.  
c/o Jones Lang LaSalle  
1105 Lakewood Parkway, Suite 115  
Alpharetta, GA 30009**