

**JONES LANG LASALLE
INSURANCE REQUIREMENTS**

TENANT

- I. The Tenant 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
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.
 - C. 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.
 - D. 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, 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.*
- 1. Jones Lang LaSalle Americas, Inc.**
 - 2. Sanctuary Park Realty Holding Company**
 - 3. Including their officers, directors and employees**
- III. Tenant 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. Tenant shall furnish to the Manager Certificate(s) of Insurance evidencing the above coverage.
- VI. Certificate(s) of Insurance relating to policies required under this Agreement shall contain the following words verbatim:

JONES LANG LASALLE MANAGEMENT SERVICES, INC.

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TENANT REQUIREMENTS CONTINUED

"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**