



## INSURANCE REQUIREMENTS - VENDORS

1. The Service Contractor shall evidence at least the following insurance coverage, provided that the amounts listed below will not act as a limitation on recovery from Service Contractor's insurance.

- A. **Commercial General Liability**

Commercial General Liability insurance on a form at least as broad as Insurance Services Office ("ISO") commercial general liability coverage "occurrence" form CG 00 01 04 13 or another "occurrence" form providing equivalent coverage, including but not limited to contractual liability coverage, independent contractor's liability, coverage for bodily injury (including death), property damage (including loss of use thereof), ongoing and completed operations, products liability, and personal and advertising injury, in the following amounts:

\$1,000,000 Per Occurrence Limit  
\$2,000,000 General Aggregate Limit

This coverage shall be primary to Owner and Agent's coverage, and Owner and Agent's coverage shall be noncontributory.

- B. **Excess or Umbrella Liability**

Service Contractor shall provide Excess or Umbrella Liability insurance on a follow-form basis with respect to the Commercial General Liability, Employers' Liability, and Commercial Automobile Liability insurance with minimum limits equal to \$2,000,000 each occurrence and \$2,000,000 annual aggregate.

- C. **Worker's Compensation** – Statutory Limits

- D. **Employers' Liability**

With minimum liability limits of \$1,000,000 bodily injury by accident each accident, \$1,000,000 bodily injury by disease policy limit, and \$1,000,000 bodily injury each employee.

- E. **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.

- F. **Property Insurance**

All-risk, or special causes of loss coverage at replacement cost value to protect against loss of owned or rented equipment and tools brought onto and/or used on any Property by the Service Contractor.



- G. **Crime Insurance / Fidelity Bond**  
Service Contractor is responsible for loss to Owner and third party property/assets and shall maintain Fidelity Bond or comprehensive crime insurance coverage for the dishonest acts of its employees in a minimum amount of \$1,000,000. Service Contractor shall name Owner as Loss Payee with respect to the comprehensive crime insurance coverage.
- H. **Errors and Omissions Liability** *(if deemed appropriate by Manager)*  
Service Contractor shall provide Liability limits of at least \$5,000,000 per claim and \$5,000,000 in the aggregate. The retroactive insurance date of such insurance shall be no later than the commencement date of this Agreement. Such insurance shall be provided for two years beyond the completion of the Contract Duties and/or work.
- I. **Cyber Risk or Liability Insurance** *(if deemed appropriate by Manager)*  
Service Contractor shall carry Cyber Risk or Cyber Liability Insurance for the following risks: a) liability arising from theft, unauthorized dissemination and/or wrongful use of confidential and proprietary information stored or transmitted in electronic form, and b) liability arising from the introduction of a computer virus, or any similar breach into and/or causing damage to the Owner's or Agent's computer, computer system, network and/or similar computer-related property and the data, software and/or programs stored in any of the aforementioned property. Such insurance shall have limits of liability of \$5,000,000 per claim and \$5,000,000 in the aggregate. If this insurance is written on a claims-made basis, the retroactive insurance date shall be no later than the commencement date of this Agreement. Service Contractor will maintain such insurance for two (2) years following the termination of this Agreement.
- J. **Environmental Impairment / Pollution Legal Liability** *(applicable to any disposal, handling, use, and/or transit of any hazardous gas, liquid, and/or solid as part of the services and/or work related to the Contract Duties)*  
Service Contractor shall provide Liability limits of at least \$5,000,000 per claim and \$5,000,000 in the aggregate. Such insurance shall include, but not be limited to, coverage for sudden & accidental and non-sudden pollution conditions, bodily injury (including death), property damage (including its resulting loss of use thereof), clean-up costs, and defense costs. The retroactive insurance date of such insurance shall be no later than the commencement date of this Agreement. Such insurance shall be provided for two years beyond the completion of the Contract Duties and/or work.
2. The Commercial General Liability, Commercial Automobile Liability, Cyber Risk or Liability, and Environmental Impairment/Pollution Legal Liability policies, as applicable, shall include the following as additional insured, including their affiliates, officers, directors and employees. Additional Insured endorsements CG 20 10 04 13 and CG 20 37 04 13 shall be utilized for the Commercial General Liability policy.
1. Jones Lang LaSalle Americas, Inc.
  2. 500 NMA Acquisitions Co LLC
  3. 500 NMA Mezzanine LLC
  4. 500 NMA HFZ/Jerta JV LLC
  5. HFZ 500 NMA Manager LLC



- 6. Jerta 500 NMA LLC**
- 7. HFZ Capital Group LLC**
- 8. HFZ Real Estate Development**
- 9. 500 NMA Owner Holdings LLC**
- 10. 500 NMA Owner Mezzanine LLC**
- 11. Fine Arts NY LLC**
- 12. Hadramat Holdings, Inc**
- 13. Hadramat Trust**
- 14. Fulcrum Operating Company LLC**
- 15. TH Commercial Mortgage LLC**

3. Service Contractor waives any and all rights of subrogation with respect to its commercial Property and Worker's Compensation insurance policies against the parties identified above in Paragraph 2.
4. All policies will be written by companies licensed to do business in the State of Illinois and which have a rating by Best's Key Rating Guide not less than "A-/VIII".
5. Service Contractor shall furnish Certificate(s) of Insurance evidencing the above coverage, except Property insurance. Certificate(s) of Insurance must be provided before Service Contractor commences the Contract Duties and/or work or Contract Duties and/or work will not be allowed to commence.
6. Service Contractor or Service Contractor insurance policies will provide or be amended to provide at least thirty (30) days-notice of policy cancellation to the Certificate Holder.
7. The following should be listed as the Certificate Holder:

**500 NMA Acquisition Co LLC and 500 NMA Owner Holding LLC  
c/o Jones Lang LaSalle Americas, Inc.  
500 N Michigan Ave, Suite 2008  
Chicago, IL 606011**