

INSURANCE REQUIREMENTS

- I. The Service Contractor shall provide the following minimum insurance coverage:
- A. Commercial General Liability
Combined Single Limit - \$1,000,000 per occurrence and 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. 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.
 - G. Excess/Umbrella – 3,000,000
Such insurance shall be excess of, and not in lieu of, the required commercial general liability, business auto liability, and employers liability coverages.
- II. Policies described in Sections I.A. and I.D. above shall include the following as additional insured, including their officers, directors and employees. **Additional Insured endorsements CG 20 10 10 01 and CG 20 37 10 01A or their equivalent 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.
- 1. **Jones Lang LaSalle Americas, (Illinois) L.P.**
 - 2. **GLL BVK West Adams, L.P**
 - 3. **Landesbank Hessen-Thüringen Girozentrale**
 - 4. **GLL BVK W. Adams GP, Inc.**
- III. Service Contractor waives any and all rights of subrogation with respect to its commercial property and workers' compensation liability insurance policies against the parties identified above in Paragraph II.

- IV. 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".
- V. Service Contractor shall furnish Certificate(s) of Insurance evidencing the above coverage, except property insurance under I.E. 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 one of the following two provisions:

"Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail thirty (30) days' written notice to the Certificate Holder."

OR:

"Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions."

- VII. The following should be named as the Certificate Holder:

GLL BVK West Adams, L.P.
c/o Jones Lang LaSalle Americas (Illinois), L.P.
Office of the Building
550 West Adams Street, Suite 220
Chicago, Illinois 60661

Please forward all COI's to:

Alyse Schoemaker,
Property Administrator
JLL
550 West Adams Street, Suite 220
Chicago, IL 60661
Tel +312 466 1300 Fax +312 466 1400
550westadams@am.jll.com

