

Insurance Protection

Tenant Requirements

We must have your current and updated Certificate of Insurance on file. Your certificate must be current and issued in our name as listed below, following the specific guidelines described herein. Please refer to your Lease for any exceptions to our policy.

Vendor Requirements

If you have any contractors or vendors working in your suite (movers, painters, electricians, decorators/upholsterers, and/or telephone vendors, computer technicians, telecom providers, or maintenance personnel) they must furnish us with an updated insurance certificate prior to working in the building.

Insurance Coverage Requirements

In addition to a valid Certificate Holder and Endorsement, we require all tenants and vendors conform to the following Coverage Requirements:

Commercial General Liability

Include premises operations, independent contractors completed operations, broad form property damage, personal injury and blanket contractual liability with limits of \$2,000,000 for bodily injury and property damage per occurrence and \$2,000,000 per annual aggregate of not less than the contractor's liability insurance requirements. Some activities may require \$5,000,000 coverage.

Business Automobile Policy

Include owned, hired and non-owned automobiles with the owner and owner's agent included as additional insiders with limits of liability for bodily injury and property damage per occurrence and per annual aggregate of not less than \$2,000,000.

Statutory Workers' Compensation

Statutory workers' compensation and employer's liability limit of at least \$500,000 coverage per occurrence. Include occupational disease with an employers' liability limit of at least \$1,000,000.

Property Insurance

On the contractor's property including but not limited to tools and equipment not intended to be incorporated into the work.

Please refer to your lease if your insurance does not meet these requirements. These are our general requirements and your lease may specify a different dollar amount.

Moving contractors must also agree to protect, indemnify, and hold the Landlord harmless from and against all claims, demands and causes of action of every kind and character, arising in favor of moving contractor's employees, Tenant and its employees, or other third parties due to bodily injury, personal injury, death, or damage to property in any way resulting from willful or negligent acts or omissions on the part of the moving contractor, its agents, employees, representatives, or sub-contractors. Moving contractors shall be responsible for all damages and losses sustained to tools and equipment utilized in the performance of all work there under.

Certificate of Insurance Requirements

Certificate Holder Should Be Issued To:

PPF OFF Rowes Wharf Holdings LLC, c/o Jones Lang LaSalle Americas, Inc.

and Should Include the Following as Additional Insureds:

Rowes Wharf additional insured provision: "All Commercial General Liability Insurance policies shall name as Additional Insureds the following: PPF OFF Rowes Wharf Holdings, LLC, The Rowes Wharf Condominium Association, the Board of Managers of The Rowes Wharf Condominium Association, The Unit Owners of the Condominiums at Rowes Wharf, The Residences at Rowes Wharf Condominium Association, the Board of Managers of the Residences at Rowes Wharf Condominium Association, Morgan Stanley, PPF OFF, LLC, PPF OFF Rowes Wharf, LLC, PPF Boston Harbor TRS, LLC, Pyramid Advisors, LLC, Jones Lang LaSalle Americas, Inc., Barkan Management Company, Inc. and all of their successors, assignees, subsidiaries, respective members, principals, beneficiaries, partners, officers directors, employees and agents."

Insurance Amount	<p>\$2,000,000 Commercial General Liability per occurrence for bodily injury and property damage with \$2,000,000 per Annual Aggregate</p> <p>\$2,000,000 Automobile Liability per occurrence for bodily injury and property damage</p> <p>Statutory Worker's Compensation with Employee Liability limit of at least:</p> <ul style="list-style-type: none">• \$1,000,000 each accident / occurrence
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	<ul style="list-style-type: none"> • \$1,000,000 disease / policy limit • \$1,000,000 disease
Mail the Following Certificate to:	PPF OFF Rowes Wharf Holdings, LLC c/o JLL 30 Rowes Wharf Boston, MA 02110 Attn: Management Office

EXAMPLES: Description of Operations / Locations/Vehicles/Special Items

Rowes Wharf additional insured provision: “All Commercial General Liability Insurance policies shall name as Additional Insureds the following: PPF OFF Rowes Wharf Holdings, LLC, The Rowes Wharf Condominium Association, the Board of Managers of The Rowes Wharf Condominium Association, The Unit Owners of the Condominiums at Rowes Wharf, The Residences at Rowes Wharf Condominium Association, the Board of Managers of the Residences at Rowes Wharf Condominium Association, Morgan Stanley, PPF OFF, LLC, PPF OFF Rowes Wharf, LLC, PPF Boston Harbor TRS, LLC, Pyramid Advisors, LLC, Jones Lang LaSalle Americas, Inc., Barkan Management Company, Inc. and all of their successors, assignees, subsidiaries, respective members, principals, beneficiaries, partners, officers directors, employees and agents.”

CERTIFICATE HOLDER

PPF OFF Rowes Wharf Holdings LLC
c/o Jones Lang LaSalle Americas, Inc.
30 Rowes Wharf
Boston, MA 02110