

**203 North LaSalle
Insurance Requirements**

The Service Provider shall provide and maintain at its own expense the following project specific insurance coverage written by companies with an AM Best rating of A-X or better and as approved by the Manager or Owner in the following amounts:

I. Commercial and General Liability (ISO Form)

- a. Commercial General Liability (naming Owner and Manager as additional insureds) - \$2,000,000 per occurrence Combined Single Limit; \$5,000,000 aggregate (i.e., such insurance shall include contractual liability, personal injury protection and completed operations coverage);
- b. "Occurrence" Form required.
- c. Insurance should be primary and non-contributory as evidenced by a copy of the endorsement, a copy of the insurance policy provision that covers primary and non-contributory provision or wording on the COI under "description of operations".

II. Worker's Compensation

- a. Statutory Coverage in accordance with the laws of the state with jurisdiction, including Voluntary Compensation and other States.
- b. Employer's Liability with limits of not less than \$500,000 each accident/injury, \$500,000 each employee/disease, \$500,000 disease/policy limit.

III. Automobile Liability

- a. \$1,000,000 each occurrence Liability Insurance combined single limit for bodily injury and property damage. Evidence should indicate that liability coverage extends to both owned and non-owned vehicles.

IV. Umbrella Liability

- a. Bodily Injury Liability and Property Damage Liability in an amount not less than \$2,000,000 per project general aggregate.

V. Waiver of Subrogation

- a. Waiver of Subrogation endorsement to the CGL, Worker's Compensation & Employer's Liability policies should be provided in favor of TKOS II, LLC, USPO Chicago 1, LLC and Transwestern Commercial Services Illinois, LLC.

VI. Cancellation Notice

- a. Notice of Cancellation Endorsement required stating the policies shall not be cancelled, non-renewed, reduced, or materially changed without 30 days' prior written notice, by certified mail, return receipt requested, to TKOS, LLC c/o Sumitomo Corporation of Americas and USPO Chicago 1, LLC c/o Sumitomo Corporation of Americas

Project and Certificate Holder: TKOS II, LLC, Sumitomo Corporation of Americas, Transwestern Commercial Services Illinois, LLC,
Transwestern Real Estate Services
203 North LaSalle, Suite 295
Chicago, IL 60601

Additional Insureds

1. TKOS II, LLC and all of the respective partners, venturers, agents, representatives, servants, officers, directors, shareholders, employees, successors and assigns of TKOS II, LLC
2. Sumitomo Corporation of Americas and all of the respective partners, venturers, agents, representatives, servants, officers, directors, shareholders, employees, successors and assigns of same.
3. Transwestern Commercial Services Illinois, LLC, dba Transwestern and all of the respective partners, venturers, agents, representatives, servants, officers, directors, shareholders, employees, successors and assigns of same.
4. Transwestern Real Estate Services and all of the respective partners, venturers, agents, representatives, servants, officers, directors, shareholders, employees, successors and assigns of same.

Are ADDITIONAL INSUREDSDS pertaining to general liability (including all such coverage afforded by excess or umbrella liability coverage indicated on this Certificate) with respect to any liability arising out of operations related to the aforementioned project. The coverage afforded the Additional Insureds is primary insurance of any other coverage, which any of the Additional Insureds may have with respect to any losses under such policy. Endorsement required to be provided.