



Jones Lang LaSalle Americas, Inc.
 801 Brickell Avenue
 Suite 560
 Miami Florida 33131
 tel +1 305 536 2950 fax +1 305 358 5502

801 BRICKELL VENDOR AND CONTRACTOR INSURANCE REQUIREMENTS

Prior to the commencement of any work, all vendors and contractors providing services at 801 Brickell, including vendors contracted by tenants, must provide a certificate of insurance to the Management Office evidencing the following coverage:

- I. **Commercial General Liability Insurance**, including contractual liability, premises/operations, and completed operations according to the category for the work to be performed, written on occurrence basis ISO form or equivalent that is acceptable to Landlord. The total coverage is to be divided between Commercial General Liability and Excess Liability (Umbrella coverage). It is at the Vendor’s discretion as to the mixture of General Liability and Excess Liability coverage it carries, as long as it meets the following minimum requirements:

Work to Be Performed	Minimum Coverage	Limits of Liability
Drop-off drycleaners; Shoeshine; Food Service with Liquor*; Food Service Without Liquor; General Janitorial Services; Interior window washing; Design Services and Interior Painting; Parking surface maintenance; Temporary valets, and Temporary parking attendants.	\$1M Per Occurrence	\$1M Each Occurrence \$2M General Aggregate - Excess Liability
Window and glass installation and repair for buildings of 3 or less stories; Mansory repair (tuck-point, grout replacement and minor brick restoration); Burglar Alarm System; Carpentry and Cabinetry Work; Carpet and Upholstery Cleaners and/or Installers; Commercial moving companies; Fireplace repair and maintenance; Door; Electrical Repair and Maintenance (Under \$50K); HVAC Installation or Repair & Maintenance (Under \$50K); Garbage Removal and Disposal; Installation of Finishes (i.e. Flooring, Drywall, acoustic, ceramic, lathe, plaster, resilient floor, paint and vinyl wall); Landscape Maintenance (Interior); Locksmiths Millwork (wood & plastic); Modular Office Delivery and/or Installation; Moving Companies; Office Equipment Service and/or Delivery; Pest Control; Plumbing; Tile and Marble Installation and/or Repair; Sheet Metal Fabrication; Waterproofing; and Window Washing (Interior); Snow removal (residential properties); and Wooden door installation.	\$2M Per Occurrence	\$1M Each Occurrence \$2M General Aggregate \$1M Excess Liability
Any Service Not Specifically Listed in The Other Categories; Door, Window and Glass Installation Elevator Service & Maintenance; Electrical and Mechanical Sub-Contractors; Electrical Repair and Maintenance (Over \$50K); Fire System Inspection (Includes Monitoring and Testing); General Contractors for Tenant Improvements (Under \$5M); and HVAC Installation (Over \$50K), Maintenance and Repair; Landscape Maintenance (Exterior); and Security Services (Unarmed); Minor Repairs (Under \$50K); Installation of insulation Septic tank; Pool care services & Snow removal.	\$4M Per Occurrence	\$1M Each Occurrence \$2M General Aggregate \$3M Excess Liability

<p>All contracts over \$5M; Blasting; Crane Operations; Curtain Wall Installation; Elevator Design and Installation; Electrical (High Risk) Installation and Repair; Environmental Abatement or Remediation work***; Fire System and Sprinklers Installation; Roofing and Sheet Metal Installation and Repair; Scaffolding, Security Services (Armed); Stages and Bosun Chair; Site Work (Demolition and Excavation); Structural Repairs Related To Building Foundations; Structural Steel Installation and Repair; and Window Washing (Exterior).</p>	<p>\$10M Per Occurrence</p>	<p>\$1M Each Occurrence \$2M General Aggregate \$9M Excess Liability</p>
---	-----------------------------	--

- * Liquor Liability Insurance preferred ⇒ \$1 Million
- ** Professional Liability Insurance required ⇒ \$2 Million
- *** Contractor Pollution Liability Insurance required ⇒ \$1 Million

- II. **Automobile Liability Insurance** on all owned, non-owned, hired or leased automotive equipment used in the performance of the Work in amounts not less than \$1,000,000.
- III. **Workers Compensation / Employer's Liability** in compliance with the laws of the State of Florida in an amount not less than the minimum required by State law or \$500,000, whichever is greater.
- IV. The Owner Indemnified Parties shall be named as **Additional Insureds**. Such policy shall be the primary coverage for all claims of whatever type and nature and shall not seek contribution from any insurance maintained by the additional insureds. The General Liability insurance policy shall further provide for (i) severability of interests wherein Contractor is insured against any claims that may be brought by the additional insureds, and (ii) that the Aggregate limit shall apply to Owner's project or location. Contractor shall submit to Owner's Agent endorsements to Contractor's coverage in form and substance satisfactory to Owner as evidence of the coverages required in this Article, including additional insured terms specified below.
 - 1. Teachers Insurance and Annuity Association of America for the benefit of the Real Estate Account
 - 2. Jones Lang LaSalle Americas, Inc.
- V. Contractor must include a **Waiver of Subrogation** waiving any and all rights of subrogation against the parties identified in Paragraph IV above as additional insured.
- VI. **All policies required shall be written by insurance carriers licensed to do business in the State of Florida and carry an AM Best rating of "A-VII" where "A-" represents the Rating and "VII" represents the financial size.**
- VII. Each policy endorsement must waive the insurer's right of cancellation, without at least thirty (30) days' prior written notice (10 days' notice if cancellation is for non-payment of premium) to be delivered by certified or registered mail to: Jones Lang LaSalle Americas, Inc., 801 Brickell Avenue, Suite 560, Miami, FL 33131, Attn: General Manager."
- VIII. Contractor shall furnish to the manager Certificate(s) of Insurance evidencing the above coverage **PRIOR TO** commencing contract duties or contract duties will not be allowed to commence.