

INSURANCE REQUIREMENTS FOR ALL CONTRACTED SERVICES

INSURANCE REQUIREMENTS

At his sole expense, the Contractor shall carry and maintain throughout the term of the contract, the insurance described below. The policies described below shall be primary over any that may be carried by the Owner. Except for Workers' Compensations, the policies shall name Half Day Investments II LLC, Millbrook Skokie LLC, The Benida Group LLC, Millbrook Properties LLC, Arboretum Lakes Employment LLC, their owners, managers, and affiliated companies and trusts as their interests may appear as Additional Insured with respect to general liability and work performed by the named insured as required by written contract regarding Millbrook Skokie LLC tenant improvement work. Policies must be with carriers licensed to do business where the contract work is done. The form of the insurance shall at all times be subject to Millbrook Properties reasonable approval and the carrier or carriers must be good and responsible insurance companies. The all risk and liability policies must each contain a provision by which the Insurer agrees that such policy shall not be canceled except after thirty (30) days written notice to Millbrook Skokie, LLC.

Before start of work, Contractor shall submit to Millbrook Skokie, LLC a Certificate of Insurance showing that all insurance requirements have been met. If any policy expires during the term of this contract, it is to be automatically renewed and a new Certificate of Insurance shall be sent immediately to Millbrook Skokie, LLC.

These policies shall contain provisions or endorsements waiving the right of subrogation of their insurance companies against Millbrook Properties LLC and their agents and employees.

<u>Workers' Compensation</u>	- Statutory Limits
<u>Employer's Liability</u>	- \$100,000 each accident - \$500,000 policy limit – disease - \$100,000 disease – each employee

General Liability

This shall include all major divisions of coverage and be on a Commercial Occurrence Form. It shall include premises operations, products and completed operations, contractual, personal injury, advertising injury and Owner's & Contractor's protective and broad form property damage.

<u>Limits Primary</u>	- \$1,000,000 each occurrence – BI and PD - \$2,000,000 general aggregate per location - \$1,000,000 agg. Product – comp. oper. - \$1,000,000 personal injury and adv. Injury - \$5,000 medical expense
-----------------------	---

<u>Limits Excess</u>	- \$5,000,000
----------------------	---------------

Excess liability policies must follow form with primary liability policies.

Automobile Liability and Property Damage

This shall be on an occurrence basis with a combined single limit of \$1,000,000. It shall include all automobiles owned, leased, hired or non-owned.

Equipment Insurance

This shall be a Contractor's equipment floater, or similar form, and shall be an all risk basis, valued form providing replacement cost coverage for all equipment, tools, supplies, machinery and all other such personal property at any time brought in, or about, the Building. Coverage shall protect against theft. The insurance shall contain a provision or endorsement waiving the Insurer's right of subrogation against the Owner and Agent and their agents and employees.

Fidelity Bond

If performance of the contract requires Contractor's employees to work in occupied tenant space, Contractor must carry a third-party liability bond or a fidelity bond extended to third parties. Limits must be at least \$100,000.

Mail Certificates to:
Millbrook Skokie, LLC
5215 Old Orchard Road, Suite 100
Skokie, IL 60077

E-mail Certificates to:
skokie@millbrookrec.com