

## Vendor Certificate of Insurance Requirements

Cushman & Wakefield U.S., Inc. requires that all independent contractors and subcontractors brought onto the premises are to provide the property manager with certificates of insurance evidencing the following minimum coverage before work commences:

1. Commercial General Liability insurance on an occurrence form for bodily injury and property damage with limits of \$1,000,000 each occurrence and \$2,000,000 from the aggregate of all occurrences in the policy year, including but not limited to premises- operation, products-completed operations and contractual liability.
2. Business automobile liability covering owned, hired and non-owned vehicles with limits of \$1,000,000 combined single limit each occurrence.
3. Employer's liability insurance in an amount not less than \$1,000,000.
4. Umbrella/excess liability insurance on the above with limits of \$ (see attached).
5. Workers' compensation insurance in accordance with the laws of the state with jurisdiction.
6. Property insurance "the equivalent of causes of loss – special form" for the full replacement cost of all personal property, equipment, etc. owned by the contractor (vendor) and brought onto the property. Any deductible on covered losses shall be borne by contractor (vendor).

The insurance coverages contained in items 1, 2 and 4 above shall, without liability on the part of the Owner, Cushman & Wakefield U.S., Inc., or Clarion Partners for premiums, include the following as additional insured:

1. **Regency Portrait LLC**
2. **Clarion Partners**
3. **Cushman & Wakefield U.S., Inc.**

**Please provide a copy of the Additional Insured endorsement with the certificate. We will be unable to allow commencement of work without it.**

Each of the above policies will contain provision giving Owner and each of the other additional insureds at least thirty (30) days' written notice of cancellation of coverage.

Please send a current certificate immediately to [Elena.Kozak@cushwake.com](mailto:Elena.Kozak@cushwake.com) and mail the original to the address listed below. If you are coming onsite for a tenant other than Cushman & Wakefield, please ensure that you copy the tenant on the email to [Elena.Kozak@cushwake.com](mailto:Elena.Kozak@cushwake.com) with the certificate.

**Certificate Holder** should be listed as:

Regency Portrait LLC  
c/o Cushman & Wakefield  
901 15<sup>th</sup> Street NW  
Suite 150  
Washington, DC 20005

## UMBRELLA/EXCESS LIABILITY LIMITS

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| <u>\$2,000,000</u>                            | <u>\$4,000,000</u>  |
|---|---|
| - carpet & flooring contractors               | - elevator/escalator contractors                                  |
| - painters                                    | - window cleaning & other trades involving the use of scaffolding |
| - exterminator                                | - roofing/skylight contractors                                    |
| - glass contractors                           | - electrical contractors  |
| - display sign and display set-up contractors | - concrete contractors  |
| - plumber                                     |   |
| - landscaper                                  |   |
| - hood vent cleaner                           |   |
| - sheetrock and framing contractor            |   |
| - mechanical contractor                       |   |
| - carpenters                                  |   |
| - gate/door contractors                       |   |
| - security equipment installers               |   |
| - security contractors                        |   |
| - moving companies                            |   |
| - cleaning contractors                        |   |