



Capitol Crossing Tenant Insurance Requirement

Tenant Insurance Requirement

All insurance policies required to be obtained and maintained by Tenant under this Lease must be issued by insurance companies licensed to do business in the District of Columbia, and having a rating of no less than A/XI by A.M. Best Co.

- Special Form-Cause of Loss, all risk coverage insurance for all tenant improvements
- Builder's All-Risk Insurance policy during the period of performance of Tenant Work
- A policy covering business interruption and extra expense to Tenant's business in an amount equal to 1 year's Monthly Base Rent and Additional Rent for Opex & RE Taxes.
- Commercial General Liability Insurance with a single limit of \$3,000,000 and an annual aggregate of at least \$4,000,000 and with a limit of not less than \$1,000,000 with respect to damage to property in any one occurrence.
- Automobile Liability Insurance providing coverage for owned, hired, non-owned automobiles at a minimum of \$1,000,000 each accident.
- Worker's Compensation with a minimum limit of \$1,000,000 bodily injury each accident.

Tenant shall deliver to LL certified copies, or duplicate originals, of each such policy or renewal policy, together with evidence of payment at least 10 days before access to the Premises is provided to Tenant or Tenant's Invitees and at least 30 days before the expiration of the expiring policies previously furnished. Tenants should always review their Lease for requirements as these may differ from Lease to Lease.

All Certificates of Insurance should contain the information below:

- Certificates should list as additional insured
Capitol Crossing I LLC
Capitol Crossing II LLC
Capitol Crossing Advisors LLC
- Certificate Holder
Capitol Crossing I LLC or Capitol Crossing II LLC
c/o Capitol Crossing Advisors
200 Massachusetts Ave. NW
Suite 420
Washington, DC 20001