

# Vendor Insurance Requirements

Prior to beginning work at a property managed by Golub Realty Services L.L.C., each contractor, vendor, and delivery company shall provide a Certificate of Insurance which names Golub Realty Services L.L.C., including ten (10) other entities as additional insured, and which meets the following requirements:

## TYPES OF COVERAGE:

- ▶ **Commercial General Liability Insurance** (including blanket contractual liability personal injury liability with employee exclusion waived, broad form property damage coverage, "XCU" exclusion deleted, owner's and contractors' protective liability, and projects and completed operations liability insurance), with bodily injury and property damage combined single limit of not less than \$1,000,000 per occurrence.
- ▶ **Automobile Liability Insurance**, including coverage for owned, hired and non-owned vehicles, with minimum bodily injury and property damage combined single limits of not less than \$1,000,000.
- ▶ **Umbrella Liability Insurance** with limits of not less than \$1,000,000 per occurrence.
- ▶ **Employer's Liability Insurance** with minimum limits of not less than \$1,000,000.
- ▶ **Workers' Compensation Insurance** in compliance with applicable Federal and State laws.
- ▶ For consultants and engineers, we will require the following additional insurance:
  - ▶ **Professional Liability** (with supervision of work exclusion deleted), with a limit of not less than \$5,000,000 occurrence/aggregate, if it is on a "claims made" basis, to remain in force for 5 years after completion of the project. The coverage will include: Punitive damages coverage (where not prohibited by law), limited contractual liability, and retroactive date prior to work.
  - ▶ **Contractor's Pollution Liability** with minimum limits of \$1,000,000 per claim and \$100,000 for cleanup costs covering third party and property damage claims, including cleanup costs, as a result of pollution conditions arising from contractor's operations and completed operations. Completed operations coverage will remain in effect for no less than 5 years after final completion and the policy will have a retroactive date before the start of the work, the limits of coverage will not be less than \$5,000,000 each occurrence/\$5,000,000 aggregate.

## GENERAL REQUIREMENTS:

- ▶ If any insurance coverage's are subject to an aggregate limit of liability, each aggregate limit, per job, shall be no less than the minimum limit specified above for such policy and shall apply separately to the operations performed under the particular contract, as distinct from any other operations performed or any other location maintained by the named insured.
- ▶ **All insurance shall name Golub Realty Services L.L.C, including nine (9) other entities as additional insured**, and in the case of liability coverage shall provide a severability of interests clause and that such insurance is primary to any liability insurance carried by the Building Owner and/or Golub Realty Services L.L.C.
- ▶ All insurance policies, shall provide coverage on an "occurrence" rather than a "claims made" basis (provided, however, that professional liability and/or pollution liability coverage may be provided on a claims-made basis so long as such coverage shall respond to claims made up to five (5) years after completion of the work) and shall contain endorsements waiving the insurer's rights of subrogation against the Building Owner and Golub Realty Services L.L.C.

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VENDOR INSURANCE

- ▶ Prior to beginning any Work, each Contractor shall deliver to Golub Realty Services L.L.C. insurance certificates certifying that the insurance coverage's specified herein are in force and that Golub Realty Services L.L.C. will be given not less than sixty (60) days' written notice prior to any cancellation or material change.
- ▶ All insurance shall be issued by a company licensed to do business in Illinois (or other state where the property is located) with an A.M. Best Rating of not less than A-VII.

Certificates of Insurance for John Hancock Center should read as follows:

**Golub Realty Services LLC**  
**875 North Michigan Avenue**  
**Suite 1330**  
**Chicago, Illinois 60611**  
**Attn: Office Manager**

With the following named as additional insured:

- Golub Realty Services LLC, as Managing Agent
- Whitehall Street Global Real Estate Limited Partnership, as Owner
- Golub JHC Investors LLC, as Owner
- W2007 Golub JHC Holdings, L.L.C., as Owner
- W2007 Golub JHC Sub Mezz, L.L.C., as Owner
- W2007 Golub JHC Intermediate Mezz, L.L.C., as Owner
- W2007 Golub JHC Senior Mezz, L.L.C., as Owner
- W2007 Golub JHC Observatory, L.L.C., as Owner
- W2007 Golub JHC Realty, L.L.C., as Owner
- Lehman Brothers Holdings, Lehman Brothers Bank, as mortgagee



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