

**CLPF – Cambridge Science Center,
LLC
CERTIFICATE OF INSURANCE
TENANT/VENDOR
REQUIREMENTS**

The following insurance must be required in a written agreement

A. Commercial General Liability

\$2,000,000 General Aggregate
\$1,000,000 Each Occurrence

B. Automotive Insurance - Covering "any auto"

\$1,000,000 Combined Single Limit

C. Workers' Compensation – Should meet all state requirements.

D. Employers' Liability

\$1,000,000 Each Accident

E. Umbrella Liability:

For Carpet & Flooring, Painters, Exterminator, Glass, Display, Plumber, Landscaper, Hood Vent Cleaner, Sheetrock & Framing, Mechanical, Carpenters, Door, Security Equipment Install, Security, Moving Companies, Cleaners:
\$2,000,000 per occurrence and aggregate

For Elevator, Window Cleaning, any trades with scaffolding, roofing/skylight. Electrical, and concrete contractors:
\$4,000,000 per occurrence and aggregate

F. [IF VALET OR PARKING GARAGE MANAGER] Garage Liability and Garage Keepers Legal Liability insurance in an amount not less than \$2,000,000 per occurrence

G. [IF SELLING ALCOHOL] Liquor Liability insurance in an amount not less than \$1,000,000.00 per occurrence per owners discretion

H. All policies will not be canceled without 30 days prior written notice to CLPF – Cambridge Science Center, LLC and Lincoln Property Company

I. Issue the certificate to: **CLPF – Cambridge Science Center, LLC.**
c/o Lincoln Property Company
245 First Street
Cambridge, MA 02142

J. The following should be shown as **Additional Insured** on all liability policies except Workers' Compensation.
Clarion Lion Properties Fund Holdings, L.P. and its affiliates, successors and assigns
CLPF – Cambridge Science Center, LLC and its affiliates, successors and assigns
Lincoln Property Company and its affiliates, successors and assigns

K. Liability policy will extend to any liability of tenant/vendor arising out of indemnities provided for in the contract

L. All Policies should be primary and non-contributory with respect to any policies carried by an additional insured and provide a waiver of the insurer's right of subrogation against Landlord and Property Manager.

M. All insurance policies should be written by an insurance company with a minimum Best's rating of A-X.