

- A. Tenant must provide its insurance agent with a copy of the portion of the lease detailing insurance coverage and waiver of subrogation terms to ensure full compliance.
- B. **Evidence of Property**
Must include a Waiver of Subrogation in favor of Certificate Holder.
Must carry as required by Lease: Special Form/All-Risk, in the amount of the full replacement cost, which insurance may be provided by a blanket insurance policy maintained by or on behalf of Tenant.
Please list Business Interruption Coverage if required by Lease.
- C. **Commercial General Liability**
\$3,000,000 General Aggregate
\$2,000,000 Each Occurrence
- D. **Excess Liability (Standard Amounts – Please consult Lease for Actual Limits)**
\$5,000,000 Each Occurrence
\$5,000,000 Aggregate
- E. **Worker’s Compensation and Employer’s Liability**
Must meet all State Requirements/Statutory Limits.
\$ 1,000,000 Each Accident
\$ 1,000,000 Disease Policy Limit
\$ 1,000,000 Disease Each Employee
- F. **Other (Please consult Lease for Applicability, Limits and Other Terms)**
Automobile Liability/Liquor Liability/Garage Keeper’s Liability/Owners and Contractors Protective Liability/Plate Glass/Boiler & Machinery (Equipment Breakdown)
- G. **Waiver of Subrogation**
Waiver of Subrogation on above mentioned policies must be in favor of the Certificate Holder as required by the Lease (CGL and EOP, please consult the lease for further details), and expressly evidenced on the Certificate.
- H. **Cancellation Notice (30 Days Standard – Please consult Lease)**
Policies will not be canceled without prior thirty-day written notice to the Certificate Holder.
- I. **Renewals**
Property Management must receive an updated Certificate of Insurance including Evidence of Property automatically when coverage renews.
- J. **The Endorsement (General Liability) and the Waiver of Subrogation (Worker’s Compensation) should name the following entities as additional insureds:**
3445 PT Buckhead, LLC, Transwestern Commercial Services of Georgia, LLC d/b/a Transwestern as Landlord and Manager, respectively are to be named as Additional Insureds on the Commercial General Liability policy as Landlord and Managing Agent, respectively.
- K. **Certificate Holder**
3445 PT Buckhead, LLC
c/o Transwestern Commercial Services Georgia, L.L.C.
d/b/a Transwestern
3445 Peachtree Rd NE
Suite 150
Atlanta, GA 30326