

Standard Insurance Requirements for Pinnacle Tenants

Certificate of Insurance and Evidence of Property Provisions

- 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**
\$2,000,000 General Aggregate
\$2,000,000 Products/Completed Operations Aggregate
\$1,000,000 Personal & Advertising Injury
\$1,000,000 Each Occurrence
\$ 50,000 Fire Legal Liability
\$ 5,000 Medical Payment
- 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.
\$ 500,000 Each Accident
\$ 500,000 Disease Policy Limit
\$ 500,000 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:**
F7 PINNACLE, 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**
F7 Pinnacle, LLC
c/o Transwestern Commercial Services Georgia, L.L.C.
d/b/a Transwestern
3445 Peachtree Rd NE
Suite 220
Atlanta, GA 30326

Please call 404-846-8291 with any questions we will be happy to assist you.
Documents may be sent via e-mail to Jessica.Drewer@transwestern.com.