



CERTIFICATE OF INSURANCE

I. Contractor shall provide the following minimum insurance coverage:

A. Commercial General Liability

General Aggregate	\$ 2,000,000
Products/Completed Operations Aggregate	\$ 2,000,000
Each Occurrence	\$ 1,000,000
Personal & Advertising Injury	\$ 1,000,000

Such insurance shall be broad form and include, but not be limited to, contractor liability, independent contractor's liability and personal injury liability. A combination of primary and excess policies may be utilized. Policies shall be primary and noncontributory.

B. Commercial Automobile Liability

Combined Single Limit (per accident)	\$ 1,000,000
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Such insurance shall cover injury (or death) and property damage arising out of ownership, maintenance or use of any private passenger or commercial vehicles and of any other equipment required to be licensed for road use.

C. Umbrella/Excess Liability

General Aggregate	\$ 5,000,000
Each Occurrence	\$ 5,000,000

D. Employer's Liability

With minimum liability limits of

E.L. Each Accident	\$ 1,000,000
E.L. Disease – EA Employee	\$ 1,000,000
E.L. Disease – Policy Limit	\$ 1,000,000

E. Workers Compensation – Statutory Limits

F. Property Insurance

All-risk, replacement cost property insurance to protect against loss of owned or rented equipment and tolls brought onto and/or used on any portion of the Property by a Contractor.

II. Policies described in Section I.A. and I.B above shall include the following as additional insured, including their officers, director and employees. Additional Insured endorsement CG20 10 10 01 and CG 20 37 10 01A or their equivalent shall be utilized for the policy(ies)

described in Section I.A. above. Please note that the spelling of these parties must be exactly correct or the Services will not be allowed to commence.

- Union Investment Real Estate GmbH
- Metzler Realty Advisors, Inc.
- Jones Lang LaSalle Americas (Illinois), L.P.
- 65 Oak Street LLC

- III. Contractor waives any and all rights of subrogation with respect to its commercial property and workers' compensation liability insurance policies against the parties identified above in Paragraph II.
- IV. All policies will be written by companies licensed to do business in the State of Illinois and which have a rating by Best's Key rating Guide not less than "A-/VIII".
- V. Contractor shall furnish Certificate(s) of Insurance evidencing the above coverage, except property insurance under Section I.F. Original Certificate(s) of Insurance must be provided before Contractor commences Contract Duties of Contract Duties will not be allowed to commence.
- VI. Certificate(s) of Insurance relating to policies required under this Master Agreement shall contain one of the following two provisions:
 1. "Should any of the above-described policies be cancelled before the expiration date, thereof, the issuing insurer will endeavor to mail thirty (30) days' written notice to the Certificate Holder."
 2. "Should any of the above-described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions."
- VII. The following should be named as the Certificate Holder:

Jones Lang LaSalle Americas (Illinois), L.P.
111 South Wacker Drive, Suite 1125
Chicago IL 60606
Attn: Property Manager – Insurance