

Contractors Certificate of Insurance Requirements

The insurance required of the contractor and all subcontractors shall be supplied by companies licensed to do business in the state of New York and acceptable to the owner. It shall be written for not less than the limits of liability specified below, or that is required by law, whichever is greater.

[Contractor/Vendor] shall obtain, at its own expense, a comprehensive general liability insurance policy, which shall name the Owner, Fee Owner (if applicable), Managing Agent, its officers, directors and employees as additional insureds, with limits of liability of at least \$1,000,000, (insurance limits should be confirmed according to company policy and the scope of work being performed) combined for bodily injury and property damage. All such insurance shall be primary of any other valid and collectible insurance of Owner/Managing Agent. The insurance shall provide for all claims for personal injury, wrongful death property damage arising out of the performance of this agreement.

- Workers Compensation as required by statute and employer's liability in the amount of the legal limit per person, per incident.
- Commercial General Liability Insurance via combined single limit (CSL) coverage shall be maintained for not less than \$ 1,000,000 per occurrence for Bodily Injury and Property Damage, with a policy aggregate of not less than \$ 3,000,000 for Bodily Injury and Property Damage, with umbrella liability insurance coverage of \$ 3,000,000 per occurrence. Automobile Liability Insurance providing coverage for all owned, leased, hired or non-owned vehicles in which the minimum limit of liability for injuries, including accidental death and property damage, shall be \$ 1,000,000 for any one occurrence with excess liability insurance coverage of not less than \$ 3,000,000 per occurrence.
- Completed Operations Liability coverage for a period of two years following substantial completion if the work, with a policy aggregate of \$ 3,000,000.
- Builder's Risk Insurance, to the extent not including under the General Liability Insurance required to be provided by the contractor.
- Certificate of Insurance renewal shall be delivered to the Owner at least fifteen days prior to the expiration of any insurance policy.
- All insurance required to be provided by the Contractor shall be primary and non-contributing and any coverage possessed by the Owner shall be excess over the Contractor's coverage and deductibles.

The Certificate of Insurance shall have the following information:

CERTIFICATE HOLDER:

Malkin Properties of NY, LLC
200 First Stamford Place
Stamford, CT 06902
Attn: Mistie Certain
Facilities Tenant Services Administrator

ADDITIONAL INSURED:

1185 Bank Street L.L.C
1185 Swap Portfolio L.P
Malkin 1185 Swap L.L.C
Malkin Properties of New York, LLC
Malkin Construction Corp.
Teachers Insurance & Annuity Association of America