

Contractor/Vendor Insurance Requirements

Newmark Grubb Knight Frank requires that all contractors working at 10 St. James Avenue & 75 Arlington Street provide evidence of the coverage limits listed below in a certificate of insurance.

Commercial General Liability on an occurrence form, including coverage for premises and operations, clients and contractors' protective liability and completed operations for two years after completion of work, broad form property damage, personal, advertising and XCU coverage with limits not less than \$1,000,000 for each occurrence and \$2,000,000 aggregate.

Workers' Compensation per statutory limits and employer's liability not less than \$1,000,000 each accident and disease each employee.

Commercial Automobile Liability covering contractors and subcontractors used in performance of work or services with limits not less than \$1,000,000 combined single limit.

Umbrella or Excess Liability with limits not less than \$2,000,000 each occurrence and \$5,000,000 aggregate.

Professional Errors & Omissions with limits not less than \$1,000,000 per claim with coverage continuing for two years after completion.

Contractor's Pollution Liability with limits not less than \$1,000,000 per loss and \$2,000,000 aggregate with continuing coverage for two years after completed work.

Additional Insureds

MT Back Bay One LLC, a Delaware limited liability company, and its beneficiaries;

Mori America Management LLC, a Delaware limited liability company, and its beneficiaries;

G&E Real Estate Management Services, Inc., a Delaware corporation doing business as Newmark Grubb Knight Frank, individually and as agent for MT Back Bay One LLC, a Delaware limited liability company, and Mori America Management LLC, a Delaware limited liability company

Certificate Holder

Mori America Management, LLC
G&E Real Estate Management Services, Inc. (DBA: NGKF)
c/o Newmark Grubb Knight Frank
10 St James Avenue
10th Floor
Boston, MA 02116

Please email certificates to meghan.mccluskey@ngkf.com

All policies shall expressly require thirty (30) days prior written notice to CB Richard Ellis – N.E. Partners, LP of any material change in or cancellation of any of the coverage shown in this certificate.