

SEATTLE SCHOOL DISTRICT PROPERTY MANAGEMENT OFFICE
INSURANCE REQUIREMENT

Tenant, at its own expense, shall provide and keep in force with companies reasonably acceptable to Landlord, the following:

- * Commercial general liability insurance for the benefit of Landlord and Tenant jointly against liability for bodily injury and property damage for a combined single limit of not less than One Million Dollars (\$1,000,000) for any one occurrence and Two Million Dollars (\$2,000,000) in the aggregate for this location, including coverage for contractual liability and personal injury, and One Hundred Thousand Dollars (\$100,000) for fire legal liability;
- * If Tenant operates or allows subcontractors to operate day care or other child-serving programs (any program where children are on District premises and not under the care or supervision of their own parents), sexual abuse or molestation coverage shall be provided with a minimum limit of \$1,000,000 per occurrence and \$2,000,000 annual aggregate;
- * If Tenant provides or allows its contractors or sublessees to provide professional medical or mental health services, medical professional liability (errors and omissions) coverage shall be required with a minimum limit of \$1,000,000 per wrongful act and \$2,000,000 annual aggregate;
- * Statutory Workers' Compensation, including Employer's Contingent Liability (Stop Gap) in Tenant's commercial general liability coverage with a limit of at least \$1,000,000 per bodily injury/accident; \$1,000,000 bodily injury/disease-policy aggregate, and \$1,000,000 bodily injury/disease-employee;
- * Automobile Liability Insurance with a combined single limit for bodily injury and property damage of not less than \$1,000,000, including all owned, non-owned and hired vehicles and covering claims for damages because of bodily injury or death of any person or property damage arising out of ownership, maintenance or use of any motor vehicle;
- * Products/Completed Operations Liability in the amount of \$1,000,000 per occurrence and \$2,000,000 general aggregate, and
- * The foregoing insurance shall be placed with an insurance company or companies licensed to do business in the State of Washington and shall have an A.M. Best's rating of A or better.
- * Such policies shall list Landlord as an **additional insured** and shall be primary and non-contributing with any insurance carried by Landlord.
- * Such policies **shall not be cancelable** or materially altered **without forty-five (45) days'** prior written notice to Landlord. In addition, the policies shall provide for ten (10) days' written notice to Landlord in the event of cancellation for non-payment of premium.

I agree to provide a Certificate of Insurance to the Seattle School District pursuant to the above guidelines no later than 10 days prior to occupancy of leased space and an updated certificate when the coverage is due for renewal .

Signature

Printed Name

Date