

ACORD™ CERTIFICATE OF LIABILITY INSURANCEDATE (MM/DD/YY)
10/01/09

PRODUCER

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

INSURED

INSURER A:

INSURER B:

INSURER C:

INSURER D:

INSURER E:

**Mid-Level
Construction**

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> _____ GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOG		10/01/09	09/30/10	EACH OCCURRENCE	\$1,000,000.00
					FIRE DAMAGE (Any one fire)	no minimum set
					MED EXP (Any one person)	no minimum set
					PERSONAL & ADV INJURY	no minimum set
					GENERAL AGGREGATE	\$2,000,000.00
					PRODUCTS - COM/OP AGG	\$2,000,000.00
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRE AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> _____		10/01/09	09/30/10	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000.00
					BODILY INJURY (Per accident)	
					BODILY INJURY (Per person)	
					PROPERTY DAMAGE (Per accident)	
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	
					OTHER THAN AUTO ONLY	EA ACC AGG
	EXCESS LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION		10/01/09	09/30/10	EACH OCCURRENCE	\$5,000,000.00
					AGGREGATE	\$5,000,000.00
	WORKERS COMPENSATION AND EMPLOYER'S LIABILITY		10/01/09	09/30/10	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER	
					E.L. EACH ACCIDENT	\$1,000,000.00
					E.L. DISEASE - EA EMPLOYEE	\$1,000,000.00
					E.L. DISEASE - POLICY LIMIT	\$1,000,000.00
	OTHER				PERSONAL PROPERTY \$1,000 DEDUCTIBLE	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

Independence Plaza Investment Group, Inc., its partners, managers, officers and directors, employees, agents, subsidiaries, affiliates and Jones Lang LaSalle Americas, Inc., shall be named as additional insured, with respect to ALL POLICIES except for Workers Compensation. Waiver of Subrogation applies to ALL POLICIES in favor of Owner and Property Manager.

CERTIFICATE HOLDER

ADDITIONAL INSURED; INSURER LETTER:

CANCELLATION

Independence Plaza Investment Group, Inc.
c/o Jones Lang LaSalle Americas, Inc.
1050 17th Street, Suite 1650
Denver, CO 80265

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION.

AUTHORIZED REPRESENTATIVE

Certificate Holder:
Independence Plaza Investment Group, Inc.
c/o Jones Lang LaSalle Americas, Inc.
1050 17th Street, Suite 1650
Denver, CO 80265

Mid-Level Construction (over \$100,000, but under \$500,000)
Insurance and Indemnification
Independence Plaza

Insurance

PLEASE NOTE: All Service Vendors must have the coverage noted as follows. Failure to comply with these requirements would deem the insurance invalid for any form of work at Independence Plaza, 1050 17th Street, Denver, CO 80265. The building management reserves the right to turn away a vendor with invalid insurance.

During the term of this Agreement, and for such additional time as may be further required, **Contractor**, shall provide, pay for, and maintain in full force and effect, the insurance outlined herein, covering claims arising out of or in connection with the **work or service** performed by or on behalf of **Contractor**. **Contractor** shall contractually cause any and all subcontractors, sub-subcontractors, or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, to purchase and maintain insurance of the type outlined herein whereby each such subcontractor and sub-subcontractor will agree to maintain requisite insurance during the entire period that they conduct any work or service and to provide proof of such insurance (in a form satisfactory to Owner). **Contractor** shall cause all subcontracts and sub-subcontracts to include these provisions and to provide evidence thereof to Owner promptly after request.

1. Commercial General Liability: **Contractor** shall maintain commercial general liability insurance covering all operations by or on behalf of **Contractor** on an occurrence basis against claims for bodily injury, property damage, and personal injury (including advertising injury). Such insurance shall provide minimum limits and coverage as follows:

A. Minimum Limits:

1. \$1,000,000 Each Occurrence (Combined Single Limit Bodily Injury and Property Damage)
2. \$2,000,000 General Aggregate per project site
3. \$2,000,000 Products/Completed Operations Aggregate

B. Coverages:

1. 1986 (or later) ISO Commercial General Liability Form (Occurrence Form)
2. Products and Completed Operation coverage maintained for at least three (3) years
3. Additional Insured: Owner, its partners, managers, officers and directors, employees, agents, subsidiaries, affiliates and Property Manager
4. Waiver of Subrogation in favor of Owner and Property Manager

2. Automobile Liability: Contractor shall maintain business auto liability covering liability arising out of any auto (including owned, hired and non-owned autos).

- A. Minimum Limits: \$1,000,000 Combined Single Limit Each Accident
- B. Coverages:
 - 1. Additional Insured: Owner, its partners, managers, officers and directors, employees, agents, subsidiaries, affiliates and Property Manager
 - 2. Waiver of Subrogation in favor of Owner and Property Manager

3. Workers Compensation: Contractor shall maintain workers compensation and employers liability insurance.

- A. Minimum Limits:
 - 1. Workers Compensation – Statutory Limits
 - 2. Employers Liability:
 - a. Bodily Injury for Each Accident - \$1,000,000
 - b. Bodily Injury by Disease for Each Employee - \$1,000,000
 - c. Bodily Injury Disease Aggregate - \$1,000,000
- B. Coverages:
 - 1. Waiver of Subrogation in favor of Owner and Property Manager

4. Umbrella/Excess Liability: Contractor shall maintain umbrella/excess liability insurance as shown below. The insurance shall be on an occurrence basis in excess of the underlying insurance described in sections 1, 2, and 3.A.2. and shall be at least as broad as each and every one of the underlying policies.

- A. Minimum Limits:
 - 1. \$5,000,000 per Occurrence
 - 2. \$5,000,000 Aggregate
- B. Coverages:
 - 1. Additional Insured: Owner, its partners, managers, officers and directors, employees, agents, subsidiaries, affiliates and Property Manager
 - 2. Pay on Behalf of Wording
 - 3. Concurrency of Effective Dates with Primary
 - 4. Aggregates: Follow Form Primary
 - 5. Drop Down Feature
 - 6. Waiver of subrogation in favor of Owner and Property Manager

5. Property Insurance: Contractor and any subcontractor or sub-subcontractor shall maintain property insurance covering all personal property, materials and equipment that are used in connection to this Agreement. If **Contractor** or any of its subcontractors or sub-subcontractors elects not to carry this insurance, Owner's property insurance will not cover **Contractor's** or any subcontractor's or sub-subcontractor's personal property, materials or equipment including scaffolding, and **Contractor**, for itself and its subcontractors and sub-

subcontractors, hereby waives all claims against Owner and Property Manager on account of any loss or damage to personal property, materials, equipment or scaffolding used or stored on the property.

6. Proof of Insurance: Prior to execution of this **Agreement**, or before **Contractor** performs work at or on premises or delivers materials to site of construction, whichever comes first, **Contractor** shall furnish Property Manager with certificates of insurance evidencing the coverage outlined above and the Other Insurance Provisions outlined below. Insurance is to be placed with insurers with a Best's rating of no less than A- IX. No such policy shall be cancelable, non-renewed or modified except after thirty (30) days written notice to Property Manager. Except for the provisions of Section 1.B2 hereof, **Contractor** shall maintain all of the foregoing insurance coverages in full force and effect until the work or service under this **Agreement** is fully completed. The requirements for carrying the foregoing insurance shall not release **Contractor** from the provision for indemnification of Owner by **Contractor**.

7. Other Insurance Provisions: **Contractor** will name, will cause its subcontractors and sub-subcontractors to name and will cause the applicable contracts with such subcontractors and sub-subcontractors to provide that each such subcontractor and sub-subcontractor will name, Owner, Owner's partners, managers, officers and directors, employees, agents, subsidiaries, affiliates and the Property Manager as additional insureds with respect to liability arising out of the activities performed by or on behalf of **Contractor** or its subcontractors or sub-subcontractors on all policies carried by **Contractor** and/or **Contractor's** subcontractors or sub-subcontractors, except Workers Compensation. **Contractor's** insurance or such insurance carried by such subcontractor or sub-subcontractor shall be primary and non-contributory insurance over any insurance carried by Owner. **Contractor's**, its subcontractor's and sub-subcontractor's Workers' Compensation insurers shall agree to waive all rights of subrogation against the Owner, its partners, managers, officers and directors, employees and agents, subsidiaries and affiliates and Property Manager, for losses arising from work or activities performed by **Contractor** or its subcontractor or sub-subcontractor, as applicable. All liability insurance policies carried by **Contractor** will include provisions for contractual liability coverage insuring **Contractor** for the performance of its indemnity obligations set forth herein. **Contractor** is solely responsible for causing its subcontractors and sub-subcontractors to obtain the types of insurance and applicable coverages set forth herein. It is expressly understood and agreed that the coverages required represent Owner's minimum requirements and such are not to be construed to void or limit **Contractor's** indemnity obligations contained in this **Agreement**. Neither (i) the insolvency, bankruptcy or failure of any insurance company covering **Contractor** or its subcontractors or sub-subcontractors, (ii) the failure of any insurance company to pay claims occurring nor (iii) any exclusion from or insufficiency of coverage will be held to affect, negate or waive any of **Contractor's** indemnity obligations set forth below or under any other provision of this **Agreement**. The amount of liability insurance under insurance policies maintained by **Contractor** or any of its subcontractors or sub-subcontractors shall not be reduced by the existence of insurance coverage under policies separately maintained by Owner. **Contractor** and each of its subcontractors and sub-subcontractors shall be solely responsible for any premiums, assessments, penalties, deductible assumptions, retentions, audits, retrospective adjustments or any other kind of payment due under their respective policies. The entry by **Contractor** or any subcontractor or sub-subcontractor onto, or the performance of any work by **Contractor** or any subcontractor or sub-subcontractor in, the premises without delivering the required certificates and/or other evidence of insurance, will not constitute a waiver of the obligations of **Contractor** or the applicable subcontractor or sub-subcontractor (as the case may be) to provide the required coverages. If **Contractor** or any subcontractor or sub-subcontractor provides to Owner or Property Manager a certificate that does not evidence the coverages required herein, or that is faulty in any respect, acceptance of such certificate by Owner or Property Manager will not constitute a waiver of the obligations of

Contractor or any subcontractor or sub-subcontractor (as the case may be) to provide the proper insurance. In the event of any conflict between this Exhibit, the Agreement and any other document referenced in the Agreement, the terms and provisions of this Exhibit shall control.

Indemnification

Contractor shall, to the fullest extent permitted by law, and to the extent attributable to the degree or percentage of negligence or fault of **Contractor**, its employees, agents, or subcontractors, indemnify and hold harmless Agent and Owner and their respective subsidiaries, affiliates, shareholders, directors, officers, partners and employees from and against any and all liability, claims and demands on account of damage to any property or injury to persons including death resulting therefrom, losses, damages, expenses (including attorneys' fees and investigation costs), payments, recoveries and judgments in connection therewith arising out of or caused in any manner by the acts or omissions of **Contractor**, its employees, agents or subcontractors or the performance or failure to perform any **Services** under this **Agreement** or the breach of any representation or warranty, or any provision or obligation, set forth herein by **Contractor**, or Contractor's employees or agents or subcontractors, excepting only liability arising from the sole negligence of Owner or Manager. **Contractor** shall, at its own expense, defend any and all actions brought against Agent or Owner based upon any of the foregoing and shall pay all attorneys' fees and all other expenses, and promptly discharge any judgments, settlements or compromises arising therefrom. **Contractor's** liability under this paragraph shall survive the expiration or termination of this **Agreement**, but this shall not be construed to mean that **Contractor's** liability does not survive as to other provisions of this **Agreement**.