



**TENANT CERTIFICATE
OF INSURANCE**

To: All TENANTS
From: Josh Lack, Property Manager
Re: Certificate of Insurance per Lease Agreement for leased space located at 5444 Westheimer, Houston, Texas 77056

All tenants must have a certificate of Insurance evidencing compliance of owner's requirement* on file in our office. Therefore, please fax this memo to your insurance carrier and request they issue an original certificate with an original signature to be issued in the name of:

Mail to: Franklin Post Oak, Ltd.
c/o Tanglewood Property Group
5444 Westheimer, Suite 1500
Houston TX 77056

- * Worker's Compensation insurance providing coverage for statutory benefits in the state(s) where work is to be performed under this Lease and as may be required by local law in the operation area in which Lessee may become legally obligated to pay benefits.
- * Employers Liability insurance with limits of at least \$500,000 each Accident for Bodily Injury by Accident and \$500,000 each employee and policy limit for Bodily Injury by Disease.
- * Commercial Automobile Liability insurance covering owned, hired and non-owned vehicles with limits of at least \$1,000,000 combined single limit each occurrence for bodily injury and property damage.
- * Commercial General Liability insurance with limits of at least \$1,000,000 each occurrence and \$2,000,000 General Aggregate for Bodily Injury and Property Damage combined. Such insurance shall be written on an "occurrence" form and shall be endorsed to include the Leased Premises.
- * Umbrella or Excess Liability insurance with limits of at least \$2,000,000 each occurrence and aggregate where applicable in excess of the coverages and limits of the liability of the policies.

All of Lessee's and any sublessee's policies shall be endorsed to:

- (1) Name Lessor, the manager for the Building, and their respective subsidiaries, affiliates, partnerships, directors, officers, partners and employees as Additional Insureds, except this requirement shall not apply to Paragraph (A) above;
- (2) Waive Underwriters' rights of subrogation or recovery against Lessor, the manager for the Building, and their respective subsidiaries, affiliates, partnerships, directors, officers, partners and employees;
- (3) Provide thirty (30) days' prior written notice of cancellation of or material change in coverage to Lessor, and;
- (4) Stipulate that Lessee's insurance will be primary to and non-contributory with any other insurance carried by Lessor.

If you have any further questions you may reach a representative at (713) 877-1245.

5444 Westheimer, Suite 1500 * Houston, Texas 77056 * Tel. (713) 877-1245 Fax (713) 877-8638