



1201 Maryland Avenue, SW, Suite 850
Washington, DC 20024

tel (202) 552-5300 fax (202) 552-5320
www.RepublicPropertiesCorp.com

INSURANCE REQUIREMENTS

All Tenants in the 1201 Maryland Avenue Building must maintain the following insurance coverage.

The Tenants shall maintain policies of insurance covering workers compensation, commercial general liability including products and completed operations with a building endorsement, business automobile liability and other such forms of insurance required by the lease. Tenants shall provide certificates of insurance for all such policies prior to tenancy. Tenants shall ensure anyone acting on its behalf has insurance coverage to meet or exceed these requirements. Tenants and its subcontractors shall include the Landlord as an additional insured on a primary and non-contributory basis and include an additional insured endorsement ISO Form number CG2010 for Commercial General Liability and the appropriate endorsements for the business automobile. Tenants will hold Landlord harmless from claims arising from insufficient insurance coverage as required herein and will indemnify contractor from any negligent acts of Tenants. All policies shall provide that (30) day's written notice of cancellation or change in coverage will be given to the Landlord prior to effective date or cancellation.

The below limits are minimum requirements for all projects.

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|--------------------------------|---|
| Commercial General Liability | Per Building endorsement \$1,000,000 Per Occurrence \$2,000,000 Aggregate |
| Products & Completed operation | \$2,000,000 Per occurrence |
| Personal Injury Liability | \$1,000,000 Per occurrence |
| Fire Legal Liability | \$100,000 Per occurrence |
| Medical Payments | \$5,000 per person |
| Business automobile | \$1,000,000 Per occurrence CSL |
| \$1,000,000 Uninsured motorist | |
| Non/owned Hired auto | \$1,000,000 Per occurrence |
| Workers Compensation | \$100,000 Each Accident |
| Statutory Benefits | \$100,000 Disease Policy Limit |
| Employers Liability | \$500,000 Per employee |
| Umbrella Liability (Excess) | \$2,000,000 Per Occurrence |

Issuing insurance carriers must have an A.M.Best rating of A or better.

You are required to provide a Certificate of Insurance demonstrating satisfaction of these insurance requirements, and specifying the following information:

Name of Building: Parcel 47D, LLC
Portals III

Location of Project: 1201 Maryland Avenue, SW
Washington, DC 20024

Additional Insured: Parcel 47D, LLC
Republic Properties Corporation
1201 Maryland Avenue, SW
Suite 850
Washington, DC 20024

WDC Portals 3, LLC
MetLife Investment Management, LLC
ACORE Capital Mortgage, LP
Parcel 47D Mezz LLC
47D Holdings LLC