



REQUIREMENTS FOR LIABILITY INSURANCE AT MICHIGAN PLAZA **Updated January 23, 2018**

Contractors and vendors are required, at their own expense, to provide the management office with a correctly worded certificate of liability insurance.

CONTRACTORS AND VENDORS MUST BE UNION

- (I) Comprehensive general liability insurance against claims for property damage, personal injury, bodily injury and death occurring upon, in or about the premises. Liability insurance may be carried under one or more umbrella policies, aggregating the minimum combined single limit described and shall (a) be on the occurrence form with a combined single limit of not less than \$5,000,000 and (b) cover the following hazards:
 - (a) Premises and operations
 - (b) Products and completed operations on an “if any basis”
 - (c) Independent contractors
 - (d) Contractual liability
 - (e) Automobile liability: owned, non-owned and hired
- (II) Workers compensation, subject to the statutory limits of the state in which the services are to be rendered.
- (III) Employers’ liability insurance with a minimum of \$1,000,000 per accident per employee and \$1,000,000 per disease per employee. Also \$1,000,000 disease aggregate with respect to any work or operations upon, in or about the building and in connection with the building.
- (IV) The insurance provider is required to give a (30) thirty-day written notice to The Office of the Building in the event of policy cancellation or change.
- (V) The insurance coverage shall be issued by an insurance company acceptable to building management, owners and lenders and have a A.M. Best Rating of A-VIII.
- (VI) Service Contractor waives any and all rights of subrogation against the parties identified below as additional insureds.



(VII) Please list the following additional insured on the certificate:

Owners: Michigan Plaza LLC and Aegis Asset Management LLC including all subsidiaries, respective partners, ventures, agents, representatives, servants, officers, directors, shareholders, employees, successors and assigns of such beneficiaries.

Lenders: Massachusetts Mutual Life Insurance Company

Managing Agent: MB Real Estate Services Inc.; including subsidiaries and affiliates

(VIII) Certificate holder:

Michigan Plaza LLC
c/o MB Real Estate Services Inc.
205 N. Michigan Ave., Suite 810
Chicago, IL 60601

Certificates of insurance shall be accompanied by the endorsement form “Additional Insured – Owners, Lessees or Contractors – Scheduled Person or Organization” (ISO Form #CG 20 10 ED 04 13 and endorsement ISO Form #CF 2037 ED 04 13 should also be included for contractors, or equivalent.

Email certificates to: MichiganPlazaInsurance@mbres.com or cwhite@mbres.com

You may fax certificates to 312.819.6006.

Please call the office of the building at 312.819.6000 with any questions.

THE OFFICE OF THE BUILDING RESERVES THE RIGHT TO STOP ANY BUSINESS UPON, IN OR ABOUT THE PREMISES OF 205 & 225 N. MICHIGAN AVE. WITHOUT A CORRECT CERTIFICATE OF INSURANCE ON FILE.