



## INSURANCE REQUIREMENTS

Before commencing operation, Lessee shall procure and maintain, at its expense, commercial general liability insurance and shall furnish to Lessor certificates of insurance naming Lessor and Lessor's agent as additional named insured thereunder and indicating that the following coverage is in full force and effect and that no such insurance may be cancelled without at least ten (10) days written notice to Lessor. Lessee shall also procure and maintain, at its expense, and furnish Lessor a certificate of worker's compensation insurance, as required by the laws of the state of Mississippi.

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The Certificate of Insurance provided should be completed as follows:

**Certificate Holder:**

The Shops at Montebello  
2134 Montebello Town Center Drive  
Montebello, California 90640

**Additional Insured:**

Montebello Town Center Investors, LLC; UBS Realty Investors, LLC; Montebello Mall Management PR, LLC; Pacific Retail Acquisitions, LLC; Pacific Retail Capital Partners, LLC; Pacific Retail Holdings, LLC and Shops at Montebello Mall

You must keep the following insurance in force with companies licensed to do business in the state or commonwealth where the Shopping Center is located, during the Event Period and such other times as Licensee occupies the Event Location:

- I. The Service Contractor shall provide the following minimum insurance coverage:
  - A. Commercial General Liability  
Combined Single Limit - \$2,000,000 per occurrence and annual aggregate per location.  
Such insurance shall be broad form and include, but not be limited to, contractual liability, independent contractor's liability, products and completed operations liability, and personal injury liability. A combination of primary and excess policies may be utilized. Policies Policy shall be primary and noncontributory.
  - B. Worker's Compensation - Statutory Limits
  - C. Employer's Liability  
With minimum liability limits of \$1,000,000 bodily injury by accident each accident, \$1,000,000 bodily injury by disease policy limit; \$1,000,000 bodily injury each employee.



D. Commercial Automobile Liability Combined Single Limit - \$1,000,000 per accident.

Such insurance shall cover injury (or death) and property damage arising out of the Ownership, maintenance or use of any private passenger or commercial vehicles and of any other equipment required to be licensed for road use.

E. Property Insurance

All-risk, replacement cost property insurance to protect against loss of owned or rented equipment and tools brought onto and/or used on any Property by the Service Contractor.

II. Policies described in Sections I.A. and I.D. above shall include the following as additional insured, including their officers, directors and employees. Additional Insured endorsements CG 20 10 10 01 and CG 20 37 10 01A or their equivalent shall be utilized for the policy(ies) described in Section I.A. above. Please note that the spelling of these parties must be exactly correct, or the Contract Duties will not be allowed to commence.

1. Montebello Town Center Investors, LLC
2. UBS Realty Investors, LLC
3. Montebello Mall Management PR, LLC
4. Pacific Retail Acquisitions, LLC
5. Pacific Retail Capital Partners, LLC
6. Pacific Retail Holdings, LLC

III. Service Contractor waives any and all rights of subrogation with respect to its commercial property and workers' compensation liability insurance policies against the parties identified above in Paragraph II.

IV. All policies will be written by companies licensed to do business in the State of California

V. Service Contractor shall furnish Certificate(s) of Insurance evidencing the above coverage, except property insurance under I.E. Original Certificate(s) of Insurance must be provided before Service Contractor commences Contract Duties or Contract Duties will not be allowed to commence.

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Please mail original certificate to: The Shops at Montebello  
Attn: Management Office  
2134 Montebello Town Center Drive  
Montebello, California 90640

THE UNDERSIGNED HEREBY AGREES TO PROCURE THIS INSURANCE REQUESTED BY The Shops at Montebello.

