

**Insurance Coverage for Vendors. Refer to Lease for Tenant Insurance requirements.**

**Minimum Standards**

Commercial General Liability	\$ 1,000,000 per occurrence and \$ 2,000,000 aggregate per project \$ 2,000,000 products completed operations \$ 1,000,000 personal and advertising injury limit
Auto Liability-Combined Single Limit Bodily Injury and Property Damage	\$ 1,000,000 per occurrence
Workers' Compensation	As required by State Law
Employer's Liability	\$ 1,000,000 each accident \$ 1,000,000 policy limit \$ 1,000,000 each employee
Umbrella Liability	\$ 5,000,000 per occurrence and in the aggregate
Pollution Liability (if applicable)	\$ 1,000,000 each occurrence
Professional Liability (if applicable)	\$ 1,000,000 per claim

Insurance required of contractors shall be secured from insurance companies licensed to do business in the State in which the work is being undertaken and have a minimum AM Best rating of A-VIII or better

Contractor shall provide certificates of insurance on or before the date that work commences at the Property

The certificates of insurance shall state that the insurance policies provide at least thirty (30) days' prior **written** notice of cancellation or material changes

**All policies, with the exception of Worker's Compensation Insurance, shall include**

**GCC 28 Owner, LLC, GCC 28 Mezz, LLC, Greensboro Center, LLC, GCC 28 Holdings, LLC, GCC 28 Investors Subsidiary, LLC, Greensboro Original Partners Limited Partnership, GCC 28 Investors, LLC, Greensboro Center Inc., Greensboro Center Subtier Limited Partnership, Greensboro Drive Acquisition Company, LLC, AREP SOF II Greensboro IMF LLC, AREP SOF II Greensboro Investor LLC, GCC 28 MFM, LLC, GCC 28 CIFM, LLC, AREP Strategic Office Fund II LP, Westbrook Real Estate Fund X, L.P., Westbrook Real Estate Co-Investment Partnership X, L.P., AREP Strategic Office Fund II GP LLC, Westbrook Realty Management X, L.P., BREF V Series B LLC, American Real Estate Partners Management LLC and Citibank, N.A. as additional insured and, if applicable, a copy of the additional insured endorsement shall be attached to the certificate of insurance.**

**All such insurance shall, to the extent permitted by law, include a waiver of subrogation in favor of GCC 28 Owner, LLC, GCC 28 Mezz, LLC, Greensboro Center, LLC, GCC 28 Holdings, LLC, GCC 28 Investors Subsidiary, LLC, Greensboro Original Partners Limited Partnership, GCC 28 Investors, LLC, Greensboro Center Inc., Greensboro Center Subtier Limited Partnership, Greensboro Drive Acquisition Company, LLC, AREP SOF II Greensboro IMF LLC, AREP SOF II Greensboro Investor LLC, GCC 28 MFM, LLC, GCC 28 CIFM, LLC, AREP Strategic Office Fund II LP, Westbrook Real Estate Fund X, L.P., Westbrook Real Estate Co-Investment Partnership X, L.P., AREP Strategic Office Fund II GP LLC, Westbrook Realty Management X, L.P., BREF V Series B LLC, American Real Estate Partners Management LLC and Citibank, N.A.**

**Certificate holder address information shall read: American Real Estate Partners Management LLC, 2350 Corporate Park Drive, Suite 110, Herndon, VA 20171**

Copy to GCC 28 Owner, LLC c/o American Real Estate Partners Management LLC 8405 Greensboro Drive, Suite 1050 McLean, Virginia 22102 Attn: Angela Macuci Property Manager

Email to: hgd servicedesk@americanrepartners.com