



The Pinnacle

Request for Certificate of Insurance

The Service Contractor shall provide the following minimum insurance coverage:

A. Commercial General Liability

Combined Single Limit - \$1,000,000 per occurrence and \$2,000,000 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 shall be primary and noncontributory.

B. Worker's Compensation & Employer's Liability in accordance with such workers compensation insurance meeting all statutory requirements and employers' liability with minimum limits of \$1,000,000.00 each employee for bodily injury by accident or disease, which shall include a waiver of all rights of subrogation against owner and owners' parties for injuries sustained while working at the Property.

C. Commercial Automobile Liability

Combined Single Limit - \$1,000,000 per accident covering all owned, non-owned, and hired vehicles. 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.

D. 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. Jones Lang LaSalle Americas, Inc.
 - 2. STRS Ohio GA Real Estate Investments, 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 Georgia and which have a rating by Best's Key Rating Guide not less than "A-/VIII".
- 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.
- VI. Certificate(s) of Insurance relating to policies required under this Agreement shall contain the following provision:
Should any of the above-described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail thirty (30) days' written notice to the Certificate Holder.
- VII. The following should be named as the Certificate Holder:
STRS Ohio GA Real Estate Investments, LLC
c/o Jones Lang LaSalle Americas, Inc.,
3455 Peachtree Road, NE Suite 600
Atlanta, Georgia 30326
Attn: Insurance