

Certificate of Insurance Requirements for Riverfront Office Park

The following parties shall be named as Additional Insured on the Contractors insurance policy.

- Building Owner - RREEF America REIT II Corp. PPP, RREEF Management L.L.C. & RREEF America L.L.C.
- Building Management - CB Richard Ellis, Inc. & CB Richard Ellis-N.E. Partners, LP

Contractor shall, at Contractor's expense, procure the insurance coverage hereinafter described. All such policies (except workers' compensation and employers' liability) shall name Owner and Manager as additional insured. Further, each policy shall contain an endorsement requiring the insurer to provide Owner with thirty (30) days prior Notice of Cancellation or Non-Renewal, 10 days for non-payment of premium.

A brief description of the work to be performed by contractors shall appear on the certificate.

Below are the insurance coverage requirements for contractors and vendors:

Primary Liability: Commercial general liability insurance with limits not less than \$1 million per occurrence and \$2 million general aggregate including death and broad form property damage and completed operations.

Auto Liability: Primary automobile liability with limits not less than \$1 million per occurrence covering owned, hired and non-owned vehicles listed and moving under their own power in work under contract.

Worker's Compensation: Contractor shall carry Worker's Compensation as required by law and \$500,000 per occurrence for Employers' Liability arising under any other applicable Act or governmental enactment for the protection of employees.

Comprehensive Dishonesty, Disappearance and Destruction Bond (Employee Dishonesty/Crime/Fidelity Bond): All security services shall provide a minimum \$100,000 fidelity bond.

All insurance policies required above are subject to Owner's approval and shall be written with solvent insurance companies authorized to do business in the state in which the Project is located. Required insurance it to be placed with an insurance company rated "A" VII or better by A.M. Best's. Contractor shall furnish, or cause to be furnished, original certified copies of certificates or (at Owner's option) policies of insurance to Owner, prior to or upon execution of, this Contract, evidencing the insurance coverage described above, and shall furnish such evidence of all renewals to Owner, as Owner shall reasonably require, at least thirty (30) days prior to the expiration thereof.

Certificates of Insurance should be sent via fax to 617-494-1760 or via email to michelle.freedman@cbre-ne.com, with an original mailed to the Certificate Holder:

RREEF America REIT II Corp. PPP
c/o CB Richard Ellis –New England
Michelle Freedman
One Main Street
Cambridge, MA 02142