

Tenant Certificates of Insurance

Purpose: To maintain current and compliant tenant certificates of insurance.

Parties: **1)** Tenant **2)** Landlord and **3)** Landlords' vendor hired to facilitate & manage Tenant Certificates of Insurance

The Certificate must:

- List all subsidiaries or DBA's covered by the certificate provided.
- Provide at least 30 days notice of cancellation.
- Show complete insurance carrier names as listed in A.M. Best Property & Casualty Guide.
- The Certificate of Insurance must be completed in its entirety and signed.

Coverage must be placed with a carrier rated not less than A-, VIII, by A.M. Best & Co.

LEASE SPECIFIC ITEMS – PLEASE REFER TO LEASE:

Additional insured wording must read:

Portland General Electric Company, IEH Portland LLC, 121 SW Salmon Street Corporation and its officers, agents and employees are name as additional insured.

COMMERCIAL GENERAL LIABILITY (CGL) (Occurrence Form) coverage not less than:

\$2,000,000 Each Occurrence
Waiver of Subrogation Endorsement Required by Lease
Additional Insured Required

ALL RISK PROPERTY/BUSINESS INTERRUPTION INSURANCE

100% Guaranteed Replacement Cost
Waiver of Subrogation Endorsement Required by Lease

WORKERS' COMPENSATION AND EMPLOYERS LIABILITY COVERAGE:

Statutory Workers' Compensation Insurance
Employer's Liability Coverage

UMBRELLA LIABILITY COVERAGE:

A combination of umbrella & primary coverage limits which satisfy terms of your lease.