

Lincoln Property Company  
100 & 150 South Wacker Drive  
Chicago, IL 60606  
(312) 641-3411  
(312) 641-6952 fax  
or email to [rlopez@lpc.com](mailto:rlopez@lpc.com)

## TENANT INSURANCE REQUIREMENTS

Please submit a current certificate of insurance with additional insured endorsements to the Property Management Office as evidence of compliance to the coverage limits outlined per your lease agreement. Additionally, any vendor or contractor employed by a tenant and performing labor at the property must submit a certificate of insurance prior to the commencement of work. Should you have any questions regarding the information listed in these requirements, please feel free to contact our office at (312) 641-3411.

### COVERAGE:

<i>Personal and Bodily Injury:</i>	<i>As required in lease</i>
<i>Property Damage:</i>	<i>As required in Lease</i>
<i>Workman's Compensation / Per Occurrence:</i>	<i>As required in Lease</i>
<i>All Risk Leasehold Improvements &amp; Furniture &amp; Fixtures:</i>	<i>As required in Lease</i>

### **The Certificate must identify the following as the Property Location:**

For leased premises at 100 and/or 150 S. Wacker Drive, Chicago, IL.

### **The Certificate must name the following as the Certificate Holder:**

Lincoln Property Company Commercial, Inc.  
150 South Wacker Drive, Suite 1305  
Chicago, IL 60606

### **The Certificate must include the following Additional Insureds by Named Endorsement(s):**

1. Lincoln Property Company Commercial, Inc. (Management)
2. MJH Wacker LLC (Owner)
3. Fulcrum Operating Company, LLC (Owner)

### **The following general requirements apply:**

- The above mentioned additional insureds must be added on the Tenant's policy(ies). Any Certificates of Insurance submitted without the additional insureds added on the endorsement(s) will not be accepted as proof of insurance.
- Insurance coverage must include a primary and non-contributory provision. These provisions may be standard, but if not, the **actual** endorsement sheet(s) are required and the policy # has to be indicated.
- Must provide 30 days advance written notice before cancellation, non-renewal, or any material adverse changes to the specified insurance coverage and limits.
- Include a Waiver of Subrogation in favor of the Additional Insureds, where allowed by law. The **actual** endorsement sheet(s) are required. If blanket, policy # has to be indicated on the endorsement sheet(s).