# TENANT INSURANCE REQUIREMENTS

I. Tenant shall provide the following minimum insurance coverage:

A. **Commercial General Liability:**
Combined Single Limit - $2,000,000 per occurrence and $5,000,000 annual aggregate per location.
Shall include coverage for personal liability, contractual liability, tenant's legal liability, bodily injury, death and property damage, all on an occurrence basis with respect to the business carried on, in or from the Premises and Tenant's use and occupancy of the Premises.

B. **Property Insurance:**
All-risk, physical damage insurance including fire, sprinkler leakage, vandalism and extended coverage for the full replacement cost of all Landlord's Work, Alterations, and all other additions, improvements and alterations to the Premises (providing that Landlord is an additional named insured as its interest may appear) and of all office furniture, trade fixtures, medical appliances, office equipment, merchandise and all other items of Tenant's property on the premises

C. **Workers' Compensation:**
Not less than $1,000,000, in accordance with the laws of the state where the building is located.

D. **Business income with extra expense insurance**
ISO form CP 00 30 or equivalent acceptable to Landlord

E. **Medical Professional Liability Insurance:**
Combined Single Limit - $1,000,000 per occurrence and $3,000,000 annual aggregate per location.
Coverage for professional services provided to patients.

F. Such other insurance or coverage as Landlord reasonably requests

II. Policies shall include the following **as additional insured**, including their officers, directors, employees, shareholders, partners, joint venturers, affiliates, successors, and assigns. A GL-2010 Endorsement 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.

1. **Southlake 731 Medical Properties, LLC**
2. **Remedy Medical Properties Inc.**

III. Tenant waives any and all rights of subrogation against the parties identified above in Paragraph II above as additional insureds.

IV. All policies will be written by companies licensed to do business in the State of Texas and which have a rating by Best's Key Rating Guide not less than "A-/XII".

V. Tenant shall furnish to the Owner or Agent Certificates of Insurance evidencing the above coverage. **MB Real Estate Services, Inc. shall be the certificate holder.** At Owner's request, Tenant shall promptly deliver copies of any insurance policies required to be maintained by Tenant under their lease agreement.

VI. Certificates of Insurance required under this Agreement shall contain the following words verbatim:

"It is agreed that this insurance will not be canceled, nor renewal refused, nor any material change made, except upon thirty (30) days' advance written notice to ten (10) days for non-payment of premium sent by certified mail, return receipt requested to:

MB Real Estate Services, Inc.
9301 N. Central Expressway, Suite 580
Dallas, TX 75231
Attn: Holli Biggertaff
hbiggerstaff@mbres.com