

Tehrani Group LLC
Subcontractor Insurance Requirements

Dear Contractor:

- A) The following insurance certificates are mandatory...you will not be permitted on the jobsite until we receive them.
- B) You will not be paid for any work done prior to our receipt of the following insurance certificates.

The following insurance requirements are our minimum requirements for all subcontractors who perform work for Tehrani Group LLC. In the event of breach by the Subcontractor of any of the provisions set forth below, the Contractor and Owner shall, at Contractor and Owner's sole option, have recourse to the following remedies, which shall not be exclusive of each other or of any other remedy available to Contractor or Owner by virtue of the Contract language or operation of law. Contractor or Owner may procure insurance to satisfy the Subcontractor's obligations and charge back to Subcontractor or withhold and deduct from amounts due and owing to Subcontractor for any purpose, the full cost and expense of the premium generated thereby, but nothing herein shall be deemed an obligation upon Contractor and Owner to do so.

The insurance or maintenance of insurance by either Subcontractor, Contractor or Owner shall not be deemed or construed to release, limit, waive or discharge the Subcontractor from any obligation imposed by this contract.

Commercial General Liability Limits

Minimum acceptable limits:

- \$2,000,000 General Aggregate
- \$1,000,000 Per Occurrence, or BI and PD Combined Occurrence
- \$1,000,000 Products/Completed Operations Aggregate
- \$1,000,000 Personal & Advertising Injury

Commercial General Liability Coverage

Coverage must include:

- 1998 Occurrence ISO Form or Equivalent. Claims-Made Form is unacceptable.
- Premises and Operations
- Products and Completed Operations
- Blanket Contractual Liability
- Broad Form Property Damage
- Explosion, Collapse and Underground Hazards (XCU)
- Owners Contractors Protective Liability or Independent Contractor Protective
- Personal Injury Liability

Additional Insured

The Subcontractors General Liability and Automobile Liability policies must name Tehrani Group LLC, directors, agents, employees and Owner as an additional insured as respects to operations performed for Tehrani Group LLC.

An additional insured endorsement is required and should be attached to all Certificates of Insurance issued using the CG2010 (11/85) or equivalent, including primary and non-contributory wording. Alterations, modifications or exclusions of the completed operations hazards under this endorsement are not acceptable.

Waiver of Subrogation Clause

Required in favor of Tehrani Group LLC and Owner including their employees, agents and representatives.

Professional Errors & Omissions Liability

Required for subcontractor providing architectural, design, testing, mold remediation or engineering services:

- \$1,000,000 Limit
- Deductible and/or SIR not to exceed \$25,000

Pollution Including Mold Buy-Back Coverage

Required for environmental subcontractor including contractors providing mold testing.

- \$1,000,000 Limit
- Deductible and/or SIR not to exceed \$25,000

Description of Operations/Locations

Must indicate Job Location. Please make reference to said subcontract number on Insurance Certificates.

Automobile Liability

\$1,000,000 combined single limit for bodily injury and property damage coverage shall apply to any owned, non-owned or hired vehicle.

Workers' Compensation & Employer's Liability

Minimum acceptable limits:

- Workers' Compensation: Statutory
- Employer's Liability: \$1,000,000 Each Accident
- \$1,000,000 Disease – Policy Limit
- \$1,000,000 Disease – Each Employee

Include waiver of Subrogation Endorsement in favor of contractor and owner

Cancellation Clause:

"30" days written notice of cancellation required on General, Auto, Excess and Workers Compensation. Delete or "X" out the following words: "Endeavor to" and "But failure to mail such notice shall impose no obligation of any kind upon the company, its agents or representatives."

Best Rating

The insurance companies providing coverage as shown on the certificate must have a minimum AM Best Rating of A VI or better.