

TENANT INSURANCE REQUIREMENTS

The following insurance coverage is required per your lease agreement and a current copy of your COI, along with the required endorsements, must be kept on file during your tenancy.

To ensure you have the appropriate coverage, we suggest that you forward the requirements below to your insurance agent:

- **Commercial General Liability insurance policy** with respect to the Premises and its appurtenances (including signs) with a limit of not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the general aggregate.
- **All-risk ("special form") property insurance policy** for no less than One Hundred Percent (100%) of the full replacement cost of the covered property insuring all merchandise, leasehold improvements, equipment, furniture, fixtures, and other personal property, all at their replacement cost.
- **Business Interruption insurance** with limits of liability representing a loss of at least approximately Fixed Minimum Rent plus Tenant's estimated Share of Additional Rent for a period of not less than one year, plus an amount equal to the annual premiums for the insurance required.
- Commercial General Liability and Property Insurance policy shall contain **a waiver of subrogation clause** in favor of the Landlord, *2280 Avocado Ave LLC*, and Landlord's property manager, *Razilience LLC*, and shall provide that the policies may not be modified or terminated without thirty (30) days advance notice to Landlord.
- The following company must be listed as the **"Certificate Holder"**, the name of your company (as reflected on your lease) and the property address must be correctly stated on the COI :

2280 Avocado Ave LLC

2665 S Bayshore Drive #220-95, Miami, FL 33133

- Tenant *must* obtain an endorsement **"Additional Insured"**. Even if noted on the COI, the **"ADDTL INSR"** box on the COI *must* be marked.

2280 Avocado Ave LLC, Razilience LLC, Collektion Holdings LLC, and Collektion Capital LLC

- The following *must* be stated in the **description section of the certificate** for General Liability and Property Insurance:

2280 Avocado Ave LLC, Collektion Holdings LLC, Collektion Capital LLC, and Razilience LLC are endorsed as additional insureds as required by the written lease agreement.

Waiver of Subrogation is provided in favor of the Landlord, 2280 Avocado Ave LLC, and Landlord's property manager, *Razilience LLC* with respects to General Liability.

Please email a copy of your current COI and endorsements to **pm@razilience.com**

