

**SMIII SEPULVEDA CENTER**  
**GENERAL TENANT INSURANCE REQUIREMENTS**

*These requirements are for general use only. For specific requirements, please review your lease.*

**CERTIFICATE OF INSURANCE:**

- 1. General Liability – REFER TO LEASE FOR LIMITS**  
Please note: Limits may be achieved with Umbrella Policy.
  
- 2. Business Auto Liability - REFER TO LEASE FOR LIMITS**  
Stating any HIRED and NON-OWNED autos, or ANY AUTO
  
- 3. Workers' Compensation – REFER TO LEASE FOR LIMITS**
  
- 4. Employer's Liability - REFER TO LEASE**
  
- 5. All Certificates & Endorsements must be in compliance with AM BEST RATINGS SPECIFIED IN THE LEASE.**
  
- 6. All Certificates & Endorsements must have an official AGENCY STAMP.**

**ENDORSEMENTS:**

- 1. ADDITIONAL INSURED ENDORSEMENT** - Hard copy as shown on the next page must be attached to certificate naming the following Additional Insured as respects to General Liability for the premises.

*\*Additional Insured*      **CBRE Inc., as Manager and Individually; KBS Realty Advisors, Inc. as Asset Manager; and SMIII Sepulveda Center, LLC, as Owner**

*\*Certificate Holder*      **CBRE, Inc.  
3415 S. Sepulveda Blvd.  
Suite 300  
Los Angeles, CA 90034**

- 2. PRIMARY WORDING ENDORSEMENT** - Stating Additional Insured insurance is non-contributing with any other insurance OR the following statement maybe provided on the Additional Insured endorsement:

(It is further agreed that such insurance as is afforded by this policy for the benefit of the additional insured shown above shall be primary insurance, but only as respects to any claims, loss or liability arising out of the named insured operations, and any insurance maintained by the additional insured shall be non-contributing.)

- 3. 30-DAY NOTICE OF CANCELLATION ENDORSEMENT**

- 4. WAIVER OF SUBROGATION ENDORSEMENT** - When required on General Liability and/or Workers' Compensation

(Note to Agent/Underwriter: If waiver is not available immediately, please send a written notice on appropriate letter head, with approved agency stamp, stating the waiver will follow in X number of days upon approval and completion, OR provide a statement that waiver cannot be provided.)

**Email/FAX certificates and endorsements to ([nathan.morales@cbre.com](mailto:nathan.morales@cbre.com)) or  
(310) 313-6399**