

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER						NAME:					
Broker Name and Adress					PHONE FAX (A/C, No, Ext): (A/C, No):						
					E-MAIL ADDRESS:						
						INSURER(S) AFFORDING COVERAGE N					
						INSURER A:					
INSURED Outside Venden/Ocentractor						INSURER B:					
Outside Vendor/Contractor						INSURER C :					
Company Name and Adress					INSURER D :						
Joinpany Hamo and Adiooo											
						INSURER E :					
00VEDA0E0						INSURER F:					
COVERAGES CERTIFICATE NUMBER: CL17122804415 REVISION NUMBER:											
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS											
CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS,											
	CLUSIONS AND CONDITIONS OF SUCH PO			ITS SHOWN MAY HAVE BEEN	REDUC						
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
	COMMERCIAL GENERAL LIABILITY							EACH OCCURRENCE S	1,000	0,000	
	CLAIMS-MADE X OCCUR							DAMAGE TO RENTED	\$ \$		
	92 22 [] 9999.1							(======================================	5,00	n	
А		Y		Policy #		Date	Date	` ' ' ' '	\$ 3,000 \$ 1,000,000		
' '				,					2,00		
	GEN'L AGGREGATE LIMIT APPLIES PER:								•		
	POLICY FRO-								1,00	0,000	
	OTHER:							OOMBINIED OINIOLE LIMIT	\$ 1.000		
	AUTOMOBILE LIABILITY							(Ea accident)	\$ 1,000	1,000	
	ANY AUTO			Policy #		 D-1-	5.	BODILY INJURY (Per person)	<u> </u>		
	X OWNED SCHEDULED AUTOS			Policy #		Date	Date	· ·	\$		
	X HIRED NON-OWNED AUTOS ONLY							PROPERTY DAMAGE (Per accident)	\$		
									\$		
	UMBRELLA LIAB X OCCUR						EACH OCCURRENCE \$	\$ 5,000,000			
	EXCESS LIAB CLAIMS-MADE			Policy #		Date	Date	AGGREGATE	5,00	0,000	
	DED RETENTION \$			•				9		ĺ	
	WORKERS COMPENSATION							PER OTH- STATUTE ER			
AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)			N/A			Date	Date		\$ 1,000,000		
				Policy #					, , , , , , , , , , , , , , , , , , , ,		
If yes, describe under DESCRIPTION OF OPERATIONS below											
	DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT \$	\$ 1,00	0,000	
DES	RIPTION OF OPERATIONS / LOCATIONS / VEHICL	S (AC	OPD 1	01 Additional Remarks Schedule	may ho a	ttached if more s	nace is required)				
	REIF SIC 6300 Wilshire, LLC, SIC-63							sidiaries.			
suc	cessors, directors, officers, employees	and a	agent	s are named as Additional	Insure	ed.	•	,			
and the state of t											
CEF	CERTIFICATE HOLDER CANCELLATION										
						SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE					
U.S. REIF SIC 6300 Wilshire, LLC					THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.						
										6300 Wilshire Blvd., Ste 140	
						KEI KEGEI					
Los Angeles CA				CA 90048							

6300 Wilshire Vendor Insurance Requirements

Contractor shall, throughout the duration of the project or delivery, at its expense, carry and from time to time renew, the following insurance:

Worker's Compensation Insurance in an amount required by the State of California;

Employer's Liability Insurance in the minimum amount of ONE MILLION DOLLARS (\$1,000,000.00) combined single limit for all damages arising from each accident or occupational disease;

Commercial General Liability Insurance written on a per-occurrence and not a claims-made basis in an amount not less than ONE MILLION DOLLARS (\$1,000,000) combined single limit and TWO MILLION DOLLARS (\$2,000,000) general aggregate, including broad form contractual liability coverage for Contractor's indemnification as provided for in this Agreement;

Comprehensive Automobile Liability Insurance in the minimum amount of \$1,000,000.00 combined single limit for Bodily Injury and Property Damage if automobiles are used in the performance of Contractor's obligations hereunder;

Excess Liability Insurance in the minimum amount of FIVE MILLION DOLLARS (\$5,000,000) combined single limit covering both Bodily Injury and Property Damage; and

Professional Errors and Omissions. If Contractor is performing professional services under this Agreement, such as design, engineering or environmental consulting, Professional Errors and Omissions insurance in an amount not less than ONE MILLION DOLLARS (\$1,000,000) per claim and in the aggregate. Said errors and omissions insurance shall remain in effect (with retroactive date not later than the date of this Agreement) until the date of final completion of the services under this Agreement plus five (5) years, or for so long as such insurance is available at commercially reasonable rates. If Contractor determines that such errors and omissions insurance is not available at commercially reasonable rates, Contractor shall so notify Owner in writing.

Certificates in customary form, evidencing that premiums for the foregoing insurance have been paid (together with a copy of the underlying policy, if requested by Owner), shall be delivered by Contractor to Owner simultaneously with Contractor's execution of this Agreement and prior to Contractor performing any Services hereunder. Each policy shall provide that it will not be cancelled or materially altered without thirty (30) days' advance written notice by registered or certified mail at the address specified below. Contractor shall deliver to Owner the certificates of insurance evidencing the renewal of the insurance required hereunder no less than thirty (30) days prior to expiration of such insurance, together with evidence satisfactory to Owner of the payment of the premium. Contractor shall name the following parties (together with their affiliates or related entities and their respective successors and assigns) as Additional Insureds on each of its insurance policies (other than the errors and omissions insurance policy unless otherwise directed by Owner in writing):

Owner's Additional Insureds:

U.S. REIF SIC 6300 Wilshire, LLC, SIC-6300 Wilshire, LLC and THE SWIG COMPANY, LLC and its affiliates, subsidiaries, successors, directors, employees, and agents as additional insureds.

Certificate Holder:

U.S. REIF SIC 6300 Wilshire, LLC 6300 Wilshire Blvd, Suite 140 Los Angeles, CA 90048 All such insurance shall be issued by Companies licensed to do business in the state of California, having a Best's rating of not less than A-VIII, and otherwise satisfactory to Owner. All of such policies shall be on an "occurrence basis."

All certificates of insurance must contain a definite provision that if the policies of insurance evidenced by such certificates are canceled or changed during the periods of coverage as stated therein, in such a manner as to effect the coverage afforded by such policies, written notice will be mailed to Owner by certified mail and return receipt requested at least thirty (30) days prior to such cancellation or change.

Contractor shall procure an appropriate clause in, or endorsement on, each of its policies for fire or extended coverage insurance and on all other forms of property damage insurance covering the Contractor's personal property, materials or equipment whereby the insurer waives subrogation or consents to a waiver of the right of recovery against Owner, and having obtained such waiver of subrogation or waiver of the right of recovery, Contractor hereby agrees that it will not make any claim against or seek to recover from Owner for any loss or damage to property of the type covered by such insurance.

Contractor's Commercial General Liability Insurance shall be primary, and any such insurance maintained by Owner shall be secondary and non-contributory and excess over the Commercial General Liability Insurance to be maintained by Contractor hereunder.

Contractor agrees that the provisions set forth in this Paragraph shall be imposed upon, assumed and performed by each of its subcontractors, if any.

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