

PRODUCER

I.M. An Insurance Company
 One Policy Lane
 Anytown, USA 00000-0000

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES ABOVE.

INSURERS AFFORDING COVERAGE

INSURER A:
INSURER B:
INSURER C:
INSURER D:
INSURER E:

INSURED

I.M. A Tenant Inc.
 111 Tenant Lane
 New York, N.Y. 00001

COVERAGES

 THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED 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

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	12345			EACH OCCURRENCE \$ 1,000,000
					FIRE DAMAGE (Any one fire) \$ 100,000
					MED. EXPENSE (Any one person) \$ 10,000
					PERSONAL & ADV. INJURY \$ 2,000,000
					GENERAL AGGREGATE \$ 2,000,000
					PRODUCTS-COMP/OP AGG. \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> Policy <input checked="" type="checkbox"/> Project <input type="checkbox"/> LOC				
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident)
					BODILY INJURY (Per person) \$
					BODILY INJURY (Per accident) \$
					PROPERTY DAMAGE (Per accident) \$
					AUTO ONLY - EA ACCIDENT \$
	OTHER THAN EA ACC AUTO ONLY: AGG \$				
A	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				EACH OCCURRENCE \$ 4,000,000
					AGGREGATE \$ 4,000,000
					\$
					\$
A	EXCESS LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$	98765			\$
					\$
					\$
B	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY	ABCDE			<input checked="" type="checkbox"/> WC STATUTORY LIMITS OTHER
					E.L. EACH ACCIDENT \$ 1,000,000
					E.L. DISEASE-EACH EMPLOYEE \$ 1,000,000
					E.L. DISEASE- POLICY LIMIT \$ 1,000,000
	OTHER				

SAMPLE FORM

DESCRIPTION OF OPERATIONS/ LOCATIONS/ VEHICLES/ EXCLUSIONS ADDED BY ENDORSEMENT/ SPECIAL PROVISIONS
 RE: 1333 Broadway NY, NY Additional insured 1333 Broadway Associates
 Newmark & Company Real Estate, Inc.
 D/B/A Newmark Knight Frank

CERTIFICATE HOLDER ADDITIONAL INSURED: INSURER LETTER:

Newmark Knight Frank
1333 Broadway
New York, NY 10018
ATTN: Portfolio Manager

CANCELLATION

 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
 AUTHORIZED REPRESENTATIVE

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

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).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the Issuing insurer(s), authorized representative or producer and the certificate holder, nor does It affirmatively or negatively amend extend or alter the coverage afforded by the policies listed thereon.

Trade Classification**Combined Single Limit**

Access Flooring	3,000,000
Acoustical Ceiling	3,000,000
Architectural Woodworking	3,000,000
Carpentry, Drywall & Insulation	10,000,000
Carpeting	1,000,000
Caulking & Sealing	5,000,000
Ceramic Tile	3,000,000
Concrete Work	10,000,000
Convactor Enclosures	3,000,000
Curtain Wall	10,000,000
Demolition	10,000,000
Electrical	10,000,000
Electrical Entrances	10,000,000
Elevators	10,000,000
Excavation & Foundations	10,000,000
Glass & Glazing	10,000,000
Granite Façade	10,000,000
Hoists	10,000,000
HVAC	10,000,000
Landscaping	5,000,000
Lath & Plaster	3,000,000
Lobby Finishes	3,000,000
Lockers	1,000,000
Louvers	3,000,000
Masonry	10,000,000
Mirrors	3,000,000
Miscellaneous Iron	10,000,000
Ornamental Metals	5,000,000
Painting & Finishing	3,000,000
Piling	10,000,000
Plumbing	10,000,000
Refuse Chute (Construction)	5,000,000
Resilient Flooring	1,000,000
Roll-Up Doors	3,000,000
Roofing, Waterproofing & Sheetmetal	10,000,000
Rubbish Removal (Construction)	3,000,000
Scaffolds	10,000,000
Security Guard Service	5,000,000
Shower Doors	3,000,000
Sidewalk Bridges	10,000,000
Signs & Graphics (Exterior)	5,000,000
Site Improvements	5,000,000
Skylights	10,000,000
Sprayed Fireproofing	5,000,000

Trade Classification cont.

Sprinkler System	10,000,000
Stonework (Granite & Marble)	10,000,000
Structural Steel	10,000,000
Stucco (Exterior)	10,000,000
Surveying	1,000,000
Test Boring	3,000,000
Testing & inspection	1,000,000
Trash Chute (Compactor)	3,000,000
Waterproofing & Damproofing	5,000,000
Window Washing Equipment	10,000,000
Windows	10,000,000
Wood Flooring	3,000,000

CONTRACTORS INSURANCE REQUIREMENTS

Contractor and its subcontractors shall not commence work until it has obtained all insurance referred to herein and provided proof as set forth below and has been approved by Newmark Knight Frank (hereinafter referred to as "Owner").

Contractor and its subcontractors shall secure, pay for, and maintain the following insurance policies in full force and effect during the term of the agreement:

(1) Property Insurance upon all tools, material and equipment (owned, borrowed or leased by the contractor or their employees) to the full replacement value thereof during the full term of this contract. This insurance shall insure against damage or loss caused by fire and all other perils covered by a standard "All Risk" insurance policy. Contractors agree to waive its right of subrogation against Owner. Failure of the contractor to secure and maintain adequate coverage shall not obligate the Owner or its agents or employees for any losses,

(2) Workers Compensation affording coverage under the Workers Compensation laws of the State of New York and Employers Liability coverage subject to a limit of no less than \$1,000,000 each employee, \$1,000,000 each accident and \$1,000,000 policy limit.

(3) Commercial General Liability Insurance with limits of \$1,000,000 per occurrence Bodily Injury and Property Damage Combined, \$1,000,000 per occurrence Personal & Advertising Injury, \$1,000,000 aggregate Products and Completed Operations Liability and \$2,000,000 General (per project) Aggregate. The policy shall be written on an occurrence basis with no deductible.

The policy shall not contain exclusions relating to:

- (a) contractual liability;
- (b) independent, contractors;
- (c) gravity related injuries; or
- (d) injuries sustained by employee of an insured or any insured.

Policy shall be endorsed to name 1333 Broadway Associates LLC c/o Newmark Real Estate, Inc dba Newmark Knight Frank as "additional insured." Definition of Additional Insured shall include all Officers, Directors, and Employees of the named entity. Further, coverage for the "additional insured" shall apply on a primary basis irrespective of any other insurance, whether collectible or not.

Completed Operations coverage shall remain in force for three (3) years after completion of the work, including Owner as an additional insured.

(4) Automobile Liability Insurance for Bodily Injury and Property Damage in the amount of \$1,000,000 combined and covering all owned, non-owned and hired vehicles.

(5) Umbrella Liability Insurance for the total limit purchased by Contractor but not less than a \$5,000,000 limit providing excess coverage over all limits and coverages noted in paragraph 2, 3, and 4 above. This policy shall be written on an "occurrence" basis.

All policies (except automobile) shall allow for a Waiver of Subrogation in favor of Owner.
All policies noted in above shall be written with insurance companies licensed to do business in the State of New York and rated no lower than A-8 in the most current edition of AM. Best's Property-Casualty Key Rating Guide.

(6) EVIDENCE (NOTICES) OF COMPLIANCE

All policies shall be endorsed to provide that in the event of cancellation, non-renewal or material modification, Owner shall receive thirty (30) days prior written notice thereof.

Contractor shall furnish Owner with Certificates of Insurance no later than (5) days prior to commencement of work and upon Owners request, complete copies of all policies including all endorsements attached thereto evidencing compliance with all insurance provisions noted above.

All certificates or policy termination notices should be delivered to:

Diane Fields/ Daniela Zustovich
1350 Broadway , Suite 301
New York, NY 10018
Fax: 212-564-5230

(Portfolio Managers)
(Building Address or, if different
Address or Property Manager's office)