

INSURANCE REQUIREMENTS SHAREHOLDER & TENANT

The Shareholder is ultimately responsible to make certain that his subtenant (the Shareholder is the primary tenant) has secured and does maintain, during the term of the subtenancy adequate casualty and property insurance of the apartment in question. The casualty and property insurance shall cover claims arising from either bodily injury or property damage in a single limit of **THREE HUNDRED THOUSAND DOLLARS(\$300,000)**. In no way is the suggestion of \$300,000 deemed to be adequate limits, but rather only the minimum required under the subtenancy. An insurance certificate or other comparable proof of the existence of such insurance coverage must be filed with the Apartment Corporation's management office before the Apartment Corporation will issue a written acknowledgement that the subtenancy is permitted. Without this confirmation, the subtenancy is not permitted. The insurance certificate or alternative proof must reflect the name of the insurer, the named insured, the types and limits under the coverage, as well as the policy dates. The certificate shall also show that notice will be given to the Apartment Corporation in the event this policy is either reduced in the coverage or canceled. Should said coverage expire prior to the end of the term of the subtenancy, it is the Shareholder's responsibility to secure the appropriate renewal and file same with the Apartment Corporation's management office to maintain the continued subtenancy. Should the continuation certificate not be filed, the failure to do so shall be deemed a breach of the Proprietary Lease.

The Shareholder must also insure his personal belongings, contents, improvements that are physically made and fixtures in this apartment, in an amount equal to whatever the Shareholder estimation is of their property, furniture, additions and fixtures within the apartment. The Shareholder shall also have liability insurance in a single limit of **THREE HUNDRED THOUSAND DOLLARS (\$300,000)** In no way is the suggestion of \$300,000 deemed to be adequate limits, but rather only the minimum required. The type of coverage utilized should also be discussed with the insurance professional, seek an HO-6 policy. Make sure the agent understands that this is not a condo, but a co-op, which is insured differently.

Rev. 10/2008