

Certificate of Insurance Requirements: *Service Orders*

As a vendor at 7125 Industrial Road, Florence, KY 41042 you are required to carry insurance coverage. Please have your insurance carrier send us a current Certificate of Insurance with the following requirements:

Minimum General Liability:	Commercial General Liability on an occurrence form for \$2,000,000 per occurrence. ** Must include Additional Insured
Minimum Automobile Liability:	Covering owned, hired and non-owned vehicles with limits of at least \$1,000,000 combined single limit each occurrence. **Must include Additional Insured.
Excess Liability (Umbrella):	Insurance can be supplemented with General Liability (per occurrence) under limits by the same producer.
Minimum Professional Liability:	\$2,000,000 per claim limit of liability (for architectural, engineering, and design-build services only).
Workers' Compensation Insurance:	Statutory Limits (including Employer's Liability Insurance of not less than \$1,000,000 per occurrence) covering all employees of Vendor, so as to provided statutory benefits as required by the laws of the state in which the property is located.
Employer's Liability:	Each Accident - \$1,000,000 Disease – Policy Limit - \$1,000,000 Each Disease - \$1,000,000
Certificate Holder:	GPT Properties Trust The RMR Group LLC 10320 Little Patuxent Parkway, Suite 600 Columbia, MD 21044
Named Additional Insured:	<u>GPT Properties Trust</u> and <u>The RMR Group LLC</u> are named as additional insured for services provide to the property located at <u>7125 Industrial Road, Florence, KY 41042</u>

PLEASE DELIVER CERTIFICATE TO:

HANNAH LEAKE | SENIOR PROPERTY MANAGER | E: HLEAKE@RMRGROUP.COM | P: (443) 283-8200

PLEASE NOTE:

If Landlord is not party to the work being conducted in the building and/or there is no written agreement or contract between the Landlord and the Vendor, then the Certificate of Insurance must not include language which makes the Certificate of Insurance subject to a written agreement, such as “...as required by written contract or agreement.”

If such restrictive language is included in the Certificate of Insurance, then Landlord must receive an actual endorsement from the vendor’s insurance provider naming the Landlord as Additional Insured. If one of these two requirements is not met, The RMR Group LLC will not allow the vendor/contractor to conduct work in the building.

The certificate should list The RMR Group LLC and GPT Properties Trust as additionally insured for GL **as well as** the Umbrella **if** they are using it to supplement the requirement for General Liability.

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