

Vendor Rules and Regulations



Welcome to Tampa City Center!! The success of Tampa City Center depends on tenants' positive reactions to operation of the building and their client's perceptions of the same. It is essential that all contractors/vendors conform to the rules and regulations contained herein to assure proper controls on the conduct of work throughout the property and to provide a hospitable tenant occupancy environment. It is also the responsibility of the General Contractor to obtain executed forms from all subcontractors as acknowledgement of the rules and regulations.

Tampa City Center Property Management Contacts:

- Senior Property Manager: Gina M. Karnes, (813) 597-1674, gkarnes@banyanstreet.com
- Chief Engineer: Albert Estrada, (813) 392-8131, aestrada@banyanstreet.com
- Property Manager: Erica Delaney, (813) 521-6936, edelaney@banyanstreet.com
- Security Desk: (813) 4525 or Management Office Afterhours (813) 223-5008

Rules & Regulations:

- Normal building hours for Tampa City Center are defined as 6:00am to 6:00pm, Monday through Friday.
- From 5:30pm through 10:00pm Monday through Friday, Tampa City Center's janitorial contractor has **exclusive use** of the freight elevator and loading dock.
- The loading dock and freight elevator are available on a first-come basis between the hours of 7:00am through 3:00pm, Monday through Friday for deliveries of less than 45 minutes. If exclusive use of master freight elevator is necessary, arrangements are to be made in advance with the Management Office.
- There is a Security Guard on duty in the loading dock weekdays from 7:00am through 3:00pm coordinating dock activities. For deliveries outside of these hours, please schedule at least two (2) business days in advance.
- For any large deliveries or contractor requirements that may be necessary between the hours of 10:00pm through 8:00am on weekdays, or at any time during the weekend, Security may be required. Contractor will coordinate use of loading dock with the Management Office at least two (2) business days in advance.
- If the delivery truck is less than thirty (30) feet in length, the loading dock door can be closed behind the truck and Security will not be necessary afterhours at the loading dock.
- For large deliveries, please scheduled with Property Management at least two (2) business days in advance. All vendors are required to unload large deliveries at the dock and then move vehicle to off site parking to allow seamless deliveries at the loading dock.
- Schedule any work that requires access of spaces other than the one you are working in at least two (2) business days in advance with the Management Office noting Security presence may be required at additional cost.
- Contractors are not permitted to perform work that will cause disruption to tenant operations during normal business hours noted above without express consent of building management. This includes loud or excessive noise (demolition, hammer drilling, floor coring, use of nail guns, etc.) and the use of chemicals, stains or paints that produce an odor.
- Contractor shall arrange with the Chief Engineer for the protection and/or removal of any fire alarm devices and connections or "tie-ins" to building systems with a minimum of 72-hour notice. Fire sprinkler work and draining of floors is limited to four days per week (Monday through Thursday or Tuesday through Friday) and testing before 7am on weekdays.

Rules & Regulations Continued:

- Interruption of utilities (electricity, water, gas, plumbing, HVAC) or tenant services is not permitted without the advance coordination and written approval of the Senior Property Manager, Chief Engineer, or Property Manager.
- Contractors are responsible for parking needs as parking is not available at the loading dock.
- Use of passenger elevators and stairways for contractor traffic is **strictly** prohibited. Contractor's employees **must** use the master freight elevator for all deliveries and movement through the building unless otherwise directed by building management.
- Use of common area or tenant restrooms is **strictly** prohibited. Port-O-Lets are available for use at loading dock. Please see Security for key.
- No dollies, carts, toolboxes, ladders, moving boxes, or freight of any kind shall be carried on passenger elevators. This includes hand tools, paints, solvents, etc. Contractors should check in at the loading dock and exit via the loading dock. All carts, dollies, etc. must be equipped with rubber tires/wheels.
- Notify the Management Office one (1) business day in advance as follows:
 - Use of chemicals or paints that have a strong odor so special ventilation or if necessary, after-hours scheduling may be arranged.
 - Activity that may set off smoke detectors (i.e.: heavy dust being produced, drywall installation/removal, spray paints or torch work).
 - Fire alarm testing and must be scheduled during business hours, unless after hour emergency occurs.
 - Closure of ceilings to allow for Chief Engineer's mechanical and electrical inspection.
- All construction areas shall be kept in as neat and presentable appearance as is practical. Inventory shall be stacked or otherwise stored neatly and safely. Debris shall be picked up daily and placed into centralized trash piles. The contractor must remove all such construction debris from the building before or after hours.
- Contractor will protect all floor, walls and ceiling surfaces using runners, padding and other reasonable means to avoid damage thereto. The Landlord will hold Contractor responsible for damages to the building or the buildings property resulting from Contractor's actions.
- All debris and dirt resulting from work conducted in public areas or common areas **must** be cleaned up at the end of the task or at the end of every day (if the work lasts more than one (1) day, such that the public or common area is restored to its "first class" appearance. Vacuuming, dust or damp mopping, and dusting, etc. when needed will be accomplished using contractor supplied equipment and labor.
- All contractors and vendors are responsible for removal of all trash and debris with trash out to be completed before or afterhours utilizing contractor supplied dumpster. The building dumpsters and compactor are not for construction waste or moving boxes and prohibited from contractors use.
- Provide space is available, a dumpster may be placed in the loading dock with prior approval from Chief Engineer.
- Any contractor or vendor requiring access to the property or in the building after or before hours, even if work began during regular office hours, must coordinate in advance with the Management Office.
- Loitering is not permitted in the lobby areas or around occupied tenant spaces. Contractor personnel shall not use the common area or tenant restrooms, breakrooms or facilities and agree to use port-o-lets at loading dock.

Rules & Regulations Continued:

- Loading dock access schedule

Time of Day	Dock Access	Guard Availability
7:00am to 3:00pm	45-minute max, first come basis	Yes
3:00pm to 5:30pm	Use intercom access by door to contact Security	No
5:30pm to 10:00pm	No Access – Exclusive Use by Janitorial Contractor	No
10:00pm to 8:00am	Scheduled in advance through Management Office	No
Weekends	Scheduled in advance through Management Office	No

Property Management reserves the right to rescind, alter or waive (in whole or part) any of these Rules and Regulations as deemed necessary, desirable, or proper in its sole and reasonable judgement. Contractor must submit signed Rules and Regulations for general contractor and all subcontractors prior to commencement of work.

I have read the stated Rules and Regulations for Tampa City Center and agree to abide by them.

General Contractor Name (Printed): _____ **Date:** _____

Representative Name (Printed): _____ **Date:** _____

Representative Signature: _____ **Date:** _____

Project Superintendent Name (Printed): _____ **Date:** _____

Project Superintendent Signature: _____ **Date:** _____

Tier I Vendors

If vendor type is not listed, consult Property Manager

Certificate holder: BANYAN STREET/GAP TCC OWNER, LLC
Additional Insured's: BANYAN STREET/GAP TCC OWNER, LLC AND BSC REALTY SERVICE LLC, OWNER, ITS MANAGER, SUBSIDIARIES AND AFFILIATED COMPANIES

One Tampa City Center
201 N Franklin Street, Suite 1890
Tampa, FL 33602
Please email to edelaney@banyanstreet.com (813) 223-5008

- Air freshener equipment/scent solutions –
- Cable/internet/phone installation and repair – non-electrical
- Catering/Food Delivery – drop off only/food that doesn't require heating or cooking equipment
- Courier service
- Exterior fountain cleaning
- Electronics recycling
- Fitness equipment maintenance, repair or installation – Tier I & II being used
- Furniture moving, set-up, or repair
- Interior decorators, window treatment installation, wall hangings
- Interior plant care, florists
- IT support
- Life safety/emergency preparedness consulting services
- Locksmith
- Media installation – projectors, speakers, etc.
- Music Systems
- Office machine and equipment repair (copiers, fax, modems, computers, etc.)
- Signage and graphics – with the exception of mid- and high-rise exterior building installation (see Tier II & III)
- Towel service (for fitness centers)
- Uniform rentals

Vendor Insurance Requirements

Tier I Vendors

General Liability

General Liability – each occurrence	\$1,000,000.00
Damage to Rented Premises - each occurrence	\$300,000.00
Medical Expense – any one person	\$5,000.00
Personal and Advertising Injury	\$1,000,000.00
General Aggregate	\$2,000,000.00
Products / Completed Operations Aggregate	\$2,000,000.00

* Endorsements: Additional Insured endorsement and waiver of subrogation in favor of Owner, Property Manager, its subsidiaries and affiliated companies

Workers Compensation

	<u>Statutory</u>
Employers Liability Each Accident	\$500,000.00
Employers Liability Disease- Each Employee	\$500,000.00
Employers Liability Disease- Each Accident	\$500,000.00

* Endorsements: Waiver of subrogation in favor of Owner, Property Manager, its subsidiaries and affiliated companies

* If no employees, exemption form must be filed with the State with a copy submitted **prior** to start and affidavit stating the one person permitted on Premises

Automobile Liability

Combined Single Limit	\$1,000,000.00
(Must include coverage for All Owned, Hired and Non-Owned Autos)	

* Endorsements: Additional Insured in favor of Owner, Property Manager, its subsidiaries and affiliated companies

Umbrella/Excess Liability

Each occurrence	\$1,000,000.00
Aggregate	\$1,000,000.00
(Umbrella must state that coverage follows underlying forms)	

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YY) 00/00/00	
PRODUCER PRODUCER INSURANCE AGENCY PO BOX NUMBER PRODUCER STREET ADDRESS PRODUCER CITY, ST, ZIP		PROD PHONE		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 BELOW	
INSURED YOUR COMPANY STREET ADDRESS CITY, STATE, ZIP		INSURERS AFFORDING COVERAGE			
		INSURER A:			
		INSURER B:			
		INSURER C:			
		INSURER D:			
		INSURER E:			

COVERAGES						
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED NAME 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, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
	GENERAL LIABILITY	XXX	XXX	XXX	EACH OCCURANCE	\$ 1,000,000.
	COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000.
	CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any 1 person)	\$ 5,000.
					PERSONAL & ADV INJURY	\$ 1,000,000.
					GENERAL AGGREGATE	\$ 2,000,000.
	GEN'L AGGREGATE LIMIT APPLIES PER:				PRODUCTS-COMP/OP AGG	\$ 2,000,000.
	<input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					
	AUTOMOBILE LIABILITY	XXX	XXX	XXX	COMBINED SINGLE LIMIT (EA ACCIDENT)	\$ 1,000,000.
	ANY AUTO				BODILY INJURY (PER PERSON)	\$
	<input checked="" type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (PER ACCIDENT)	\$
	SCHEDULED AUTOS				PROPERTY DAMAGE (PER ACCIDENT)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS				AUTO ONLY-EA ACCIDENT	\$
	<input checked="" type="checkbox"/> NON-OWNED AUTOS	OTHER THAN EA ACC	\$			
		AUTO ONLY: AGG	\$			
	GARAGE LIABILITY				EACH OCCURRENCE	\$ 1,000,000.
	ANY AUTO				AGGREGATE	\$ 1,000,000.
	EXCESS LIABILITY	UMBRELLA FORM <input checked="" type="checkbox"/> ARE EXCESS OF GEN. LIABILITY OCCURRENCE LIMIT.				\$
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE					\$
	DEDUCTIBLE					\$
	<input checked="" type="checkbox"/> RENTENTION \$					\$
						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	XXX	XXX	XXX	WC STATU-TORY LIMITS	OTH-ER
					E.L. EACH ACCIDENT	\$ 500,000.
					E.L. DISEASE-EA EMPLOYEE	\$ 500,000.
					E.L. DISEASE-POLICY LIMIT	\$ 500,000.

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

Banyan Street/GAP TCC Owner, LLC; BSC Realty Services, LLC; Banyan Street Capital, LLC; and their successors and assigns are Additional Insured. Coverage shall be Primary and Non-Contributory and include a Waiver of Subrogation

CERTIFICATE HOLDER	
BANYAN STREET/GAP TCC OWNER, LLC 201 NORTH FRANKLIN STREET SUITE 1890 TAMPA, FL 33602	AUTHORIZED REPRESENTATIVE

Tier II Vendors

If vendor type is not listed, consult Property Manager

Certificate holder: BANYAN STREET/GAP TCC OWNER, LLC

Additional Insured's: BANYAN STREET/GAP TCC OWNER, LLC AND BSC REALTY SERVICE LLC, OWNER, ITS MANAGER, SUBSIDIARIES AND AFFILIATED COMPANIES

One Tampa City Center

201 N Franklin Street, Suite 1890 Tampa, FL 33602

Please email to edelaney@banyanstreet.com (813) 223-5008

- Acoustical ceiling installation or repair
- Antenna installation
- Appliance repair - with the exception of plumbing related appliances (see Tier III)
- Awning installation or repair
- Building inspection service/engineer – must include errors & omissions
- Car wash or detailer - must include garage liability
- Carpentry – installation, maintenance, or repair
- Catering/food service – must include liquor liability (if serving alcohol), heating/cooking equipment required (See Tier I for non-heating/cooking catering)
- Caulking & waterproofing contractors – (see Tier III for Exterior non-ground level work)
- CCTV & access control monitoring
- Concrete & masonry contractors
- Decorative woodwork installation, service, or repair
- Environmental maintenance – must include pollution
- Event planning
- Exterior building cleaning (low & mid-rise)
- Exterminators/pest control – must include pollution
- Floor covering installation – carpet, tile, marble, etc.
- Fuel tank installation, service, or repair – pollution required
- Gas leakage detection contractors - errors & omissions required
- Glass/mirror installation or replacement – (see tier III for window replacement involving RDS or powered platforms)
- Granite/marble countertop maintenance, installation, or repair
- HVAC water treatment
- Indoor air quality testing – must include professional liability
- Insulation contractors
- Janitorial service – including carpet cleaning, excluding floor waxing (see Tier III)
- Loading dock door service, repair, or maintenance
- Lawn sprinkler installation, service, or repair
- Mechanical engineers
- Ornamental metalwork, stonework, tile, contractors, installation, or repair
- Outdoor landscaping contractor
- Paint & wallpaper contractors
- Parking lot sweeping
- Plastering & drywall contractors
- Pressure washing – buildings, sidewalks, parking lots, garages, etc.
- Tinting glass contractors
- Tree trimmers – must include workers compensation, no exception
- Waste & recycling contractors – with the exception of electronics recycling (see Tier I)

Vendor Insurance Requirements

Tier II Vendors

General Liability

General Liability – each occurrence	\$1,000,000.00
Damage to Rented Premises - each occurrence	\$300,000.00
Medical Expense - any one person	\$5,000.00
Personal and Advertising Injury	\$1,000,000.00
General Aggregate	\$2,000,000.00
Products / Completed Operations Aggregate	\$2,000,000.00

* Endorsements: Additional Insured on primary non-contributory basis, including premises and completed operations (CG2010 or equivalent) and waiver of subrogation in favor of Owner, Property Manager, its subsidiaries and affiliated companies

Workers Compensation

Statutory

Employers Liability - Each Accident	\$500,000.00
Employers Liability Disease - Each Employee	\$500,000.00
Employers Liability Disease - Each Accident	\$500,000.00

* Endorsements: Waiver of subrogation in favor of Owner, Property Manager, its subsidiaries and affiliated companies

* If no employees, exemption form must be filed with the State with a copy submitted **prior** to start and affidavit stating the one person permitted on Premises

Automobile Liability

Combined Single Limit	\$1,000,000.00
(Must include coverage for All Owned, Hired and Non Owned Autos)	

* Endorsements: Additional Insured in favor of Owner, Property Manager, its subsidiaries and affiliated companies

Umbrella/Excess Liability

Each occurrence	\$2,000,000.00
Aggregate	\$2,000,000.00
(Umbrella must state that coverage follows underlying forms)	

<u>ACORD</u> CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YY) 00/00/00
PRODUCER PRODUCER INSURANCE AGENCY PO BOX NUMBER PRODUCER STREET ADDRESS PRODUCER CITY, ST, ZIP	PROD PHONE	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 BELOW
INSURED <div style="text-align: center; color: blue;"> YOUR COMPANY STREET ADDRESS CITY, STATE, ZIP </div>		INSURERS AFFORDING COVERAGE INSURER A: INSURER B: INSURER C: INSURER D: INSURER E:

COVERAGES <small>THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED NAME 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, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</small>						
INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC	XXX	XXX	XXX	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any 1 person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS-COMP/OP AGG	\$ 1,000,000. \$ 300,000. \$ 5,000. \$ 1,000,000. \$ 2,000,000. \$ 2,000,000.
	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	XXX	XXX	XXX	COMBINED SINGLE LIMIT (EA ACCIDENT) BODILY INJURY (PER PERSON) BODILY INJURY (PER ACCIDENT) PROPERTY DAMAGE (PER ACCIDENT)	\$ 1,000,000. \$ \$ \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY-EA ACCIDENT OTHER THAN EA ACC AGG	\$ \$ \$
	EXCESS LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RENTENTION \$	UMBRELLA FORM <input checked="" type="checkbox"/> ARE EXCESS OF GEN. LIABILITY OCCURRENCE LIMIT.			EACH OCCURRENCE AGGREGATE	\$ 2,000,000. \$ 2,000,000. \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	XXX	XXX	XXX	WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	\$ \$ 500,000. \$ 500,000. \$ 500,000.

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

Banyan Street/GAP TCC Owner, LLC; BSC Realty Services, LLC; Banyan Street Capital, LLC; and their successors and assigns are Additional Insured. Coverage shall be Primary and Non-Contributory and include a Waiver of Subrogation

CERTIFICATE HOLDER	
BANYAN STREET/GAP TCC OWNER, LLC 201 NORTH FRANKLIN STREET SUITE 1890 TAMPA, FL 33602	AUTHORIZED REPRESENTATIVE

Tier III Vendors

If vendor type is not listed, consult Property Manager

Certificate holder: BANYAN STREET/GAP TCC OWNER, LLC Additional Insured's: BANYAN STREET/GAP TCC OWNER, LLC AND BSC REALTY SERVICE LLC, OWNER, ITS MANAGER, SUBSIDIARIES AND AFFILIATED COMPANIES

One Tampa City Center

201 N Franklin Street, Suite 1890 Tampa, FL 33602

Please email to edelaney@banyanstreet.com (813) 223-5008

- Asphalt/Paving contractors
- Boiler erection and installation
- Burglar alarm installation contractor – must include errors & omissions
- Electrical work
- Elevator vendors
- Fire alarm monitoring, testing & maintenance - must include errors & omissions
- Fire Door maintenance & Repair
- Fire sprinkler contractor – installation, service, repair
- Furnace installation, service or repair
- General Contractors – subs must meet requirements for their trade tier
- Generator Installation, service or repair – Pollution required
- Glass/ Mirror installation or replacement (see Tier II for ground level work)
- HVAC – installation, service, repair, including duct work
- Infrared/thermal surveys – testing, inspection, or repairs
- Lightning protection system testing or repairs
- Parking garage operators
- Plumbing – installation service, repair, including new fixtures and commode parts, backflow testing
- Refrigeration and freezer installation, service, repair – including water coolers & ice makers
- Roof anchor testing, service, or repair
- Roofing – all kinds, including inspections and cleaning
- Security service/off-duty police officers – must include assault & battery
- Sewer line hook-ups and repairs
- Shuttle Service
- Signage and graphics – high-rise exterior/atrium work
- Sump pump installation, service or repair
- Valet Parking
- Water/fire clean-up and remediation
- Water cooler vendors
- Waterproofing/caulking service or repair
- Welding Contractor
- Window Washing

Vendor Insurance Requirements

Tier III Vendors

General Liability

General Liability – each occurrence	\$1,000,000.00
Damage to Rented Premises - each occurrence	\$300,000.00
Medical Expense - any one person	\$5,000.00
Personal and Advertising Injury	\$1,000,000.00
General Aggregate	\$2,000,000.00
Products / Completed Operations Aggregate	\$2,000,000.00

* Endorsements: Additional Insured on primary non-contributory basis, including premises and completed operations (CG2010 or equivalent) and waiver of subrogation in favor of Owner, Property Manager, its subsidiaries and affiliated companies (per project aggregate endorsement)

Workers Compensation

Statutory

Employers Liability - Each Accident	\$500,000.00
Employers Liability Disease - Each Employee	\$500,000.00
Employers Liability Disease - Each Accident	\$500,000.00

* Endorsements: Waiver of subrogation in favor of Owner, Property Manager, its subsidiaries and affiliated companies

* No WC exemptions forms permitted for Tier III Vendors

Automobile Liability

Combined Single Limit	\$1,000,000.00
(Must include coverage for All Owned, Hired and Non-Owned Autos)	

* Endorsements: Additional Insured in favor of Owner, Property Manager, its subsidiaries and affiliated companies

Umbrella/Excess Liability

Each occurrence	\$4,000,000.00
Aggregate	\$4,000,000.00
(Umbrella must state that coverage follows underlying forms)	

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YY) 00/00/00	
PRODUCER PRODUCER INSURANCE AGENCY PO BOX NUMBER PRODUCER STREET ADDRESS PRODUCER CITY, ST, ZIP		PROD PHONE		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 BELOW	
INSURED YOUR COMPANY STREET ADDRESS CITY, STATE, ZIP				INSURERS AFFORDING COVERAGE	
				INSURER A:	
				INSURER B:	
				INSURER C:	
				INSURER D:	
				INSURER E:	

COVERAGES								
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED NAME 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, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.								
INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS		
	GENERAL LIABILITY		XXX	XXX	XXX	EACH OCCURANCE	\$ 1,000,000.	
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000.	
	<input checked="" type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any 1 person)	\$ 5,000.	
						PERSONAL & ADV INJURY	\$ 1,000,000.	
						GENERAL AGGREGATE	\$ 2,000,000.	
						PRODUCTS-COMP/OP AGG	\$ 2,000,000.	
	GEN'L AGGREGATE LIMIT APPLIES PER:							
	<input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC							
	AUTOMOBILE LIABILITY		XXX	XXX	XXX	COMBINED SINGLE LIMIT (EA ACCIDENT)	\$ 1,000,000.	
	<input checked="" type="checkbox"/> ANY AUTO					BODILY INJURY (PER PERSON)	\$	
	<input checked="" type="checkbox"/> ALL OWNED AUTOS					BODILY INJURY (PER ACCIDENT)	\$	
	<input checked="" type="checkbox"/> SCHEDULED AUTOS					PROPERTY DAMAGE (PER ACCIDENT)	\$	
	<input checked="" type="checkbox"/> HIRED AUTOS					AUTO ONLY-EA ACCIDENT	\$	
	<input checked="" type="checkbox"/> NON-OWNED AUTOS					OTHER THAN EA ACC AGG	\$	
	GARAGE LIABILITY							
	<input type="checkbox"/> ANY AUTO							
	EXCESS LIABILITY		UMBRELLA FORM <input checked="" type="checkbox"/> ARE EXCESS OF GEN. LIABILITY OCCURANCE LIMIT.			EACH OCCURRENCE	\$ 4,000,000.	
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE					AGGREGATE	\$ 4,000,000.	
							\$	
							\$	
	DEDUCTIBLE						\$	
	<input checked="" type="checkbox"/> RENTENTION \$						\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		XXX	XXX	XXX	WC STATU-TORY LIMITS	OTH-ER	
						E.L. EACH ACCIDENT	\$ 500,000.	
						E.L. DISEASE-EA EMPLOYEE	\$ 500,000.	
						E.L. DISEASE-POLICY LIMIT	\$ 500,000.	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

Banyan Street/GAP TCC Owner, LLC; BSC Realty Services, LLC; Banyan Street Capital, LLC; and their successors and assigns are Additional Insured. Coverage shall be Primary and Non-Contributory and include a Waiver of Subrogation

CERTIFICATE HOLDER	
BANYAN STREET/GAP TCC OWNER, LLC 201 NORTH FRANKLIN STREET SUITE 1890 TAMPA, FL 33602	AUTHORIZED REPRESENTATIVE