

Dale Conner
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Dear prospective tenant and insurance agent, per the future lease requirements:

8.1 Liability Insurance.(a) Carried by Lessee. Lessee shall obtain and keep in force a Commercial General Liability policy of insurance protecting Lessee and Lessor as an additional insured against claims for bodily injury, personal injury and property damage based upon or arising out of the ownership, use, occupancy or maintenance of the Premises and all areas appurtenant thereto. Such insurance shall be on an occurrence basis providing single limit coverage in an amount not less than \$1,000,000 per occurrence with an annual aggregate of not less than \$2,000,000, an "Additional Insured-Managers or Lessors of Premises Endorsement" and contain the "Amendment of the Pollution Exclusion Endorsement" for damage caused by heat, smoke or fumes from a hostile fire. The policy shall not contain any intra-insured exclusions as between insured persons or organizations, but shall include coverage for liability assumed under this Lease as an "Insured contract" for the performance of Lessee's indemnity obligations under this Lease. The limits of said insurance shall not, however, limit the liability of Lessee nor relieve Lessee of any obligation hereunder. All insurance carried by Lessee shall be primary to and not contributory with any similar insurance carried by Lessor, whose insurance shall be considered excess insurance only.

The future tenant (your client) will need to acquire a general liability policy with the above minimum limits prior to the releasing of the keys. The following will be required on the Certificate of Liability Insurance form (Acord only). You are welcome to just copy and paste the information directly into the Acord form information boxes..

DESCRIPTION OF OPERATIONS

*Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will mail 30 days written notice to the certificate holder and the additionally insured.

**Notification required by Insurer of any changes made to the policy and mail additional insured endorsement upon renewal.

CERTIFICATE HOLDER

Airport Business Park, SB LP
c/o S & D Associates
1020 N. Batavia St. Suite B
Orange, CA 92867

Please email or fax the certificate to the locations per letter head. Thank you.