

UNIVERSAL CITY STUDIOS LLC
OFFICE LEASE AGREEMENT
INSURANCE REQUIREMENTS

1- CERTIFICATE HOLDER

Universal City Studios LLC, its parent, subsidiary and affiliated entities ("Studio")

100 Universal City Plaza

Universal City, CA 91608

Attn: Stage & Backlot Operations, Bldg 4250

2- COMMERCIAL GENERAL LIABILITY

Limit of liability: \$5,000,000 per occurrence

Blanket Contractual Liability

Independent Contractor's Liability

Personal & Advertising Injury

3rd Party Property Damage

Must be written on current CG0001 ISO form or broader

No exclusions for Pyrotechnics, Stunt Work, incendiary devices, and XCU (Explosion, Collapse, Underground)

3- AUTO LIABILITY ⁽¹⁾

Limit of liability: \$1,000,000 per accident for all Owned*, Non-Owned and Hired Auto Liability

⁽¹⁾ If no owned company vehicles, a signed letter to that effect from an officer, principal, or owner of Producer is required.

4- WORKERS' COMPENSATION & EMPLOYER'S LIABILITY ⁽²⁾

Workers' Compensation: Statutory limits

Employer's Liability: \$1,000,000 each accident, \$1,000,000 policy limit, \$1,000,000 each employee

NOTE: If a payroll services company is used, a separate certificate shall also be issued by the payroll services company.

⁽²⁾ If no employees on payroll, a signed letter to that effect from an officer, principal, or owner of Producer is required.

5- COMMERCIAL PROPERTY

Evidence of property insurance on a Replacement Cost basis attached to a Lender's Loss Payable Endorsement with adequate limits of loss to cover Universal's real and personal property leased or rented by tenant and while under tenant's care, custody or control.

9- ADDITIONAL INSURED/LOSS PAYEE:

Producer shall include the Certificate Holder as **Additional Insured/Loss Payee** under the following policies:

General Liability, Auto Liability

Commercial Property Insurance (**Loss Payee**)

10- Primary and Non-Contributory/Waiver of Subrogation

All policies shall be Primary and Non-Contributory and grant Waiver of Subrogation in favor of the Certificate Holder

11- WRITTEN NOTICE OF CANCELLATION

Thirty (30) days cancellation, non-renewal, failure to renew, non-payment of premium, or material reduction.

12- MINIMUM INSURANCE RATING

All required insurance be placed with AM Best rated carriers rated A-VII or better