

**UNIVERSAL CITY STUDIOS LLC**  
**OFFICE LEASE INSURANCE REQUIREMENTS**

**1- CERTIFICATE HOLDER**

Universal City Studios LLC, its Parents, Subsidiaries and Affiliates  
100 Universal City Plaza  
Universal City, CA 91608  
Attn: Liz Nassour  
Tel: (818) 777-6660  
Fax: (818) 866-0331

**2- COMMERCIAL GENERAL LIABILITY**

Limit of liability: \$3,000,000 per occurrence Bodily Injury & Property Damage  
Primary & Not Contributory endorsement  
Blanket Contractual Liability  
Personal & Advertising Injury  
Severability of Interests  
Broad Form Property Damage  
Legal Liability  
XCU (Explosion, Collapse, Underground)

**3- COMMERCIAL AUTO LIABILITY**

Limit of liability: \$1,000,000 Combined Single Limit Bodily Injury & Property Damage  
Owned\*, Non Owned, and Hired Auto Liability  
\*If no owned company vehicles, a signed letter to that effect from an officer, principal, or owner of the production company is required.

**4- WORKERS' COMPENSATION & EMPLOYER'S LIABILITY**

Workers' Compensation limit of liability: Statutory limits  
Employer's Liability: \$1,000,000  
Coverage should include a **Waiver of Subrogation** from the insurer.

**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. Such coverage should name the Certificate Holder as **Loss Payable**.

Evidence of personal property insurance covering tenant's personal property including Furniture, Fixture, Equipment, Improvements, and Office Contents, whether owned, leased, or rented, while on Universal's Premises. Such coverage shall include a **Waiver of Subrogation** from the insurer.

**6- CERTIFICATE HOLDER SHALL BE NAMED AS ADDITIONAL INSURED AS RESPECTS THE GENERAL AND AUTO LIABILITY**

**7- WRITTEN NOTICE OF CANCELLATION**

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

**8- A+ BEST RATED INSURANCE CARRIERS REQUIRED**