Certificate of Insurance Requirements for Alexandria Mall

THE CERTIFICATE OF INSURANCE MUST CONTAIN THE FOLLOWING INFORMATION:

1. **Commercial General Liability**

Minimum limits for bodily injury, property damage and personal and advertising injury of:
One Million Dollars ($1,000,000) per occurrence and
Two Million Dollars ($2,000,000) general aggregate

If food and/or beverage being prepared and sold on-site, these limits shall be
$5,000,000 per occurrence and
$5,000,000 general aggregate

2. **"All Risk" Property Insurance**

In an amount covering all of Licensee's inventory, trade fixtures, furniture, furnishings, and equipment not affixed to the Licensed Premises, and covering all of the improvements installed in the Licensed Premises by or for the Licensee in an amount not less than replacement value

3. **Workers Compensation Insurance** in statutory limits for all employees

4. **Employers Liability Insurance** which affords limits of not less than
$1,000,000 each coverage and policy limit

5. Additionally Insured:

1. Alexandria Main Mall, LLC
2. Alexandria Mall Partners, LLC
3. Jones Lang LaSalle Americas, Inc.
4. Alex Mall Sub Radiant LLC
5. Radiant Partners, LLC

6. Certificate Holder shall be listed as:

Alexandria Mall Radiant LLC
3437 Masonic Drive
Alexandria, La. 71301

The name on the Insurance Certificate must match the name of business on the license agreement.

Upon completion, please fax a copy to 318-442-9848, Attn: Missy Smoot
Or scan/email to malissa.smoot@jll.com
Mail or deliver original Certificate of Insurance to:

Alexandria Mall Management Office
ATTN: Missy Smoot
3437 Masonic Drive
Alexandria, La 71301

If you have any questions, please contact Missy Smoot at 318-619-2754

Copy of Language in the License Agreement

Insurance. You must keep the following insurance in force with companies licensed to do business in the state or commonwealth where the Shopping Center is located, during the License Period and such other times as Licensee occupies the Licensed Premises: (i) Commercial General Liability Insurance on the Licensed Premises and the business operated in or from the Licensed Premises, including coverage against assumed or contractual liability under this License, with minimum limits for bodily injury, property damage or personal and advertising injury of $1,000,000 per occurrence and $2,000,000 general aggregate (in the case of food and/or beverage being prepared and sold on-site, these limits shall be $5,000,000 per occurrence and $5,000,000 general aggregate); (ii) Workers Compensation Insurance in statutory limits for all employees and Employers Liability Insurance which affords limits of not less than $1,000,000 each coverage and policy limit; and (iii) “All Risk” property insurance, covering all of Licensee’s inventory, trade fixtures, furniture, furnishings, and equipment not affixed to the Licensed Premises, and covering all of the improvements installed in the Licensed Premises by or for the Licensee in an amount not less than replacement value, without co-insurance. You shall deliver to Us certificates of the insurance required by this paragraph. The insurance company or companies providing Your insurance must have a Best Rating of A-VIII or better. You hereby waive all subrogation rights of Your insurance carrier in favor of Licensor and its partners, beneficiaries, trustees, officers, employees and agents with respect to the property damage insurance required to be carried hereunder. If You breach Your obligation to obtain and keep in effect any insurance required by this paragraph, You shall indemnify and hold Licensor harmless against any loss that would have been covered by such insurance. The certificates required by this paragraph will provide either that (i) “Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail thirty (30) days' written notice to the Certificate Holder”; or (ii) “Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.” Your Commercial General Liability Insurance policies shall name Licensor and its management agent (and any other person or entity as may be requested by Licensor in writing) as additional insureds, as their respective interests may appear, and will be primary, non-contributory and not in excess of any other coverage maintained by Licensor or any other party.