

1001 Pennsylvania Avenue

Owner Certificate of Insurance Requirements

INSURANCE

Vendors/Contractors (Group I)

Before proceeding with any of Contractor's work, Contractor shall furnish to Owner and Owner Agent, a certificate in form approved by Owner (not to be unreasonably withheld) executed in duplicate by Contractor's insurance agent evidencing the insurance required with insurance companies approved by Owner (not to be unreasonably withheld). Certificates not in approved form or which are incomplete will be returned to Contractor for revision and resubmission. Certificates must clearly indicate the work for which the certificate is submitted. Contractor shall keep said insurance in full force until acceptance of its work by the Tenant. Such insurance shall be modifiable or cancelable only on written notice to Owner and Owner Agent from the insurance company, mailed to Owner and Owner Agent, Thirty (30) days in advance of modification or cancellation. In the event of cancellation notice, Contractor shall obtain similar insurance coverage from other approved insurance companies prior to the effective cancellation of the original insurance coverage. In the absence of such insurance, Contractor shall cease all work and vacate the Site, until such time as new Certificates of Insurance, as described above, are received by Owner and Owner Agent.

Coverage

Minimum Limits of Liability

Vendor /Contractor require a minimum of **\$2 million dollars per occurrence in total coverage** by way of a combination between commercial General Liability and Excess Liability

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| 1. | Commercial General Liability Insurance | \$1,000,000 per occurrence bodily injury and property damage.
\$2,000,000 general aggregate |
| 2. | Excess/Umbrella Liability | \$1,000,000 |
| 3. | Comprehensive Automobile Liability Occurrence insurance to include non-Owned, hired or rented vehicles as well as owned vehicles. | \$1,000,000 |
| 4. | Statutory Minimum Worker's Compensation and Occupational Disease. | |

Evidence of the above coverage should be provided to Owner and Owner Agent by means of a Certificate of Insurance with Owner and Owner Agent as certificate holders. The Certificate of Insurance shall also include the following provisions:

1. Name the following entities (verbatim) as additionally insured on all policies (other than Worker's Compensation) which shall be primary insurance over any other available insurance to the additional insured for the negligence of Contractor:

Teachers Insurance and Annuity Association of America, for the benefit of its Real Estate Account (TIAA-CREF), New York State Teachers' Retirement System (NYSTRS), and Hines Interests Limited Partnership

The entities above must be listed verbatim and without any additional abbreviations or typographical errors.

2. A waiver of subrogation endorsement in favor of certificate holder and the additionally insured entities.
3. A statement confirming that all policies provide no less than thirty (30) days notice of cancellation.

Contractor shall also carry such additional insurance as may be required by the law in the District of Columbia. Contractor shall keep the insurance required by this paragraph in full force and effect until acceptance of its work by Owner. If Contractor shall subcontract any of its work, Contractor shall be responsible for seeing that such subcontractor shall have the insurance coverage and shall furnish Owner and Owner Agent evidence thereof before the subcontractor commences work on the Site.

Certificate Holders:
TIAA-CREF and Hines Interest, LP
1001 Pennsylvania Ave, NW
Suite 100
Washington, DC 20004