



Jack's Urban Meeting Place

Liability Insurance

Lessee shall at its sole cost and expense, procure and maintain during the life of this Agreement the following minimum insurance coverage:

A. General Liability

- \$1,000,000 Each Occurrence - Bodily Injury and Property Damage including Products and Completed Operations
- \$1,000,000 Each Occurrence - Personal and Advertising Injury
- \$1,000,000 General Aggregate
- \$1,000,000 Products - Completed Operations Aggregate
 - i. Name as Additional Insured JUMP, LLC & OSL Depot Condominium Management Associations
 - ii. Include Waiver of Subrogation for JUMP, LLC & OSL Depot Condominium Management Associations
 - iii. Include Liquor Liability coverage if you are in the business of selling and serving alcohol

B. Automobile

- \$1,000,000 Each Accident - Bodily Injury & Property Damage All Owned, Hired & Non-owned vehicles

C. Umbrella/Excess Liability

- \$1,000,000 Each Occurrence - Bodily Injury and Property Damage including Products and Completed Operations
- \$1,000,000 Aggregate
 - i. Name as Additional Insured JUMP, LLC & OSL Depot Condominium Management Associations
 - ii. Include Liquor Liability coverage if you are in the business of selling and serving alcohol

D. Worker's Compensation

- Statutory Insurance meeting the statutory requirements of the state of Idaho. If Lessee is not required by statute to obtain workers compensation insurance Lessee assumes risk of injury arising out of the performance of this Agreement.
- \$1,000,000 Employer's Liability – Each Accident
- \$1,000,000 Employer's Liability – Disease – Each Employee
- \$1,000,000 Employer's Liability – Disease – Policy Limit

- i. Name as Additional Insured JUMP, LLC & OSL Depot Condominium Management Associations
- ii. Include Waiver of Subrogation in favor of JUMP, LLC & OSL Depot Condominium Management Associations

General Provisions

- The insurance coverage and limits set forth above are designed to satisfy the minimum requirements of the JUMP, LLC & OSL Depot Condominium Management Associations and are in no way intended to limit the liability of Lessee (or its employees, agents, and subcontractors) under this Agreement. Further, the insurance coverage and limits set forth above are not intended to be a recommended insurance program and the Lessee being solely responsible for the sufficiency of its own insurance program.
- Provide Certificate of Insurance evidencing required insurance prior to the commencement of activity under this Agreement and provide an updated certificate within a reasonable period of time following renewal of each policy if this Agreement remains active.
- Coverage shall be provided by an insurance carrier(s) with financial ratings no lower than AM Best A- VII or as otherwise approved by JUMP, LLC.
- JUMP, LLC shall be notified by the insured listed on the certificate as soon as practicable but no later than thirty (30) days prior to any insurance policy cancellation, nonrenewal or changes causing noncompliance with the requirements herein, and no later than ten (10) days prior to cancellation for nonpayment of premium.
- These same insurance requirements shall be required of any subcontractor(s) utilized to perform work related to this contract or as approved by the JUMP, LLC.
- Total Limits requested may be satisfied with any combination of primary and umbrella/excess insurance.
- **JUMP, LLC & OSL Depot Condominium Management Associations is not responsible or liable for any damage, theft or loss of owned or non-owned property of Lessee used to carry out this Agreement.**
- JUMP reserves the right to modify coverage and/or limits. By requiring the above insurance, JUMP does not represent that coverage and limits will necessarily be adequate to protect the Lessee, and such coverage and limits should not be deemed as a limitation of the Lessee's liability.

Certificate of Insurance Instructions

The certificate of insurance should be made in the name of and sent to:

JUMP, LLC & OSL Depot Condominium Management Associations
1000 West Myrtle St.
Boise, ID 83702