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
*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**