



## **INSURANCE REQUIREMENTS For Tenants**

Per the Insurance provision of your Lease Agreement, Lessee must provide Lessor with a certificate evidencing proof of insurance. A Certificate of Insurance must be provided to building management and kept current annually or upon change of insurance carrier. Lessor and Lessor's Managing Agent, Kucera Management, Inc., must be shown as additional insured.

**Specifically, the language on the certificate should read:**

Certificate holder is named as Additional Insured with respects to Location  
**(Building address)**

Certificate Holder: **Property Ownership Entity**  
and Kucera Management, Inc.  
7200 North Mopac, Suite 400  
Austin, TX 78731

**The following is a general summary of coverages required. In order to be in compliance with the lease agreement, provide your insurance carrier with the exact language taken from the signed lease agreement.**

Coverage:	Minimum Amounts and Limits:
<b><u>Commercial General Liability</u></b>	\$1,000,000 per occurrence \$2,000,000 general aggregate
<b><u>Causes of Loss</u></b>	Full replacement cost of Lessee's leasehold improvements and Lessee's fixtures, furniture, equipment, supplies, inventory, and other personal property
<b><u>Business Interruption</u></b>	Not less than Lessee's annual Rent
<b><u>Workers' Compensation</u></b>	As required by law
<b><u>Employers Liability</u></b>	\$1,000,000
<b><u>Commercial Automobile Liability</u></b>	\$1,000,000 for each accident or person, if applicable

\*Must be issued and underwritten by insurance companies licensed to do business in Texas and with A.M. Best's rating of A or better.