

Business Client Insurance Requirements

Insurance. Clients are required to furnish a certificate of insurance evidencing the following required coverages are in effect before using The Conference Center at RidgeGate.

- A. Client, at their expense, agrees to procure and maintain during the Dates of the Event, the following insurance coverages on an occurrence basis only:
- i. a policy of **commercial general liability** insurance in an amount of not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in the general aggregate each year, against claims for bodily injury, death and property damage occurring in connection with Licensee's use of the The Conference Center at RidgeGate.
 - ii. **workers' compensation** insurance as required by statute employers' liability insurance of at least one million dollars (\$1,000,000) per accident or disease.
 - iii. **comprehensive automobile liability** insurance including coverage for owned, hired, and non- owned automobile liability, with combined single limits of not less than one million dollars (\$1,000,000) per occurrence.
- B. If JLL approves the serving of alcoholic beverages at the Space, Client shall provide evidence of **liquor liability** insurance coverage in the amount of at least one million dollars (\$1,000,000) per occurrence and in the aggregate.
- C. Client must provide JLL with standard form certificates evidencing this insurance coverage no later than ten (10) days prior to the Event. The certificate(s) shall further evidence that:
- i. The Conference Center at RidgeGate, Landlord, Landlord's lender, the Building Manager and their respective parent, subsidiary and affiliated corporations and Jones Lang LaSalle Americas, Inc. are **additional insureds** under Client's liability coverages and that Client's general liability policies shall be primary and non-contributory over any other valid and collectible insurance available to the additional insureds shown above. Client shall cause the carriers issuing any policies of insurance for the required coverages to waive all rights of subrogation against the additional insureds.
- D. The carrying of any of said insurance shall not be interpreted as relieving Client from any obligation under this License. All insurance carriers providing any of the required coverages shall have an AM best rating of A-VII or better and provide 30 days prior written notice of policy cancellation.

Certificate Holder:

The Conference Center at RidgeGate
9977 Sky Ridge Ave., Suite 401
Lone Tree, CO 80124

Additional Insured:

The Conference Center at RidgeGate, Landlord,
Landlord's lender, the Building Manager and their
respective parent, subsidiary and affiliated corporations
and Jones Lang LaSalle Americas, Inc.