



## VENDOR INSURANCE REQUIREMENTS

### Longfellow Real Estate Partners, LLC Service Vendor Requirements:

- Workers' Compensation Insurance: Workers' Compensation insurance in accordance with applicable law with a waiver of subrogation in favor of Manager and Owner;
- Commercial General Liability Insurance: Commercial General Liability Insurance in the minimum amount of One Million Dollars (\$1,000,000.00) each occurrence and Two Million Dollars (\$2,000,000.00) aggregate, as applicable, combined single limit, including coverage for bodily injury and property damage; The policy shall specify that Subcontractors insurance shall primary with respect to any similar insurance maintained by Manager and Owner and
- Employers' Liability Insurance: Employers' Liability Insurance applicable to and covering all persons engaged in the performance of any work at the Property with limits of liability of not less than One Hundred Thousand Dollars (\$100,000.00).
- Comprehensive Automobile Liability: Comprehensive Automobile Liability Insurance covering all owned, hired or non-owned vehicles with limits of liability for:
  - Service Contracts: Of not less than One Million Dollars (\$1,000,000.00) combined single limit for personal injury and property damage.
  - Project Contracts: Of not less than One Million Dollars (\$1,000,000.00) for bodily injury (each person), bodily injury (each occurrence), and property damage (each occurrence).

Additional Insured's: LFREP Services, LLC, HCP Life Science REIT, Inc., LFREP Ventures I GP, LLC, HCP, Inc., Longfellow Real Estate Partners, LLC. HCP/LFREP Ventures I, LLC and Longfellow Property Management, LLC, are named Additional Insured's with respects to General Liability as required by written contract.

Certificate Holder: HCP/LFREP Ventures I, LLC  
  
c/o Longfellow Property Management, LLC  
  
260 Franklin Street  
  
Boston, MA 02110