

## GENERAL LIABILITY INSURANCE REQUIREMENTS

As outlined in the Construction Manual, the Tenant/Contractor is responsible to ensure that the following requirements are met and deliverables provided:

- 1) A copy of the Building Permit, Electrical Building Permit and Mechanical Building Permit;
- 2) Deficiency Deposit in the form of a certified cheque for up to **\$10,000.00 (depending on the size and scope of the project)**. This Cheque must be made payable to the Legal Property Name. The cheque will be returned to Contractor upon the rectification of all deficiencies to the satisfaction of the Landlord, acting reasonably. Should deficiencies not be completed after 30 days of Substantial Completion, the Landlord will use cheque to complete deficient work on Tenant's behalf.
- 3) Evidence must be provided, in a form acceptable to the Landlord, that the Contractor has General Liability Insurance for (a minimum of) \$5.0 million;

Insurance coverage must include the following names as named insured parties:

Simcoe Place Tower

- o 799549 Ontario Inc.
- o The Cadillac Fairview Corporation Limited
- o Simcoe Front Developments Limited
- o Simcoe Place Leaseholds Limited
- o Canadian Broadcasting Corporation of Canada

Simcoe Place Retail

- o The Cadillac Fairview Corporation Limited
- o Simcoe Front Developments Limited
- o Simcoe Place Leaseholds Limited
- o Canadian Broadcasting Corporation of Canada

Additional Named Insured:

- o The Standard Life Assurance Company
- o The Royal Trust Corporation of Canada

- 4) All General Contractors must provide a copy of their Health & Safety Policies, and a letter which indicates that their policy will blanket all sub-trades;
- 5) A copy of the Notice of Project forms;
- 6) WSIB Clearance Certificate;



- 7) A construction schedule;
- 8) A comprehensive list of all trades that will work on the project, including emergency contact information for each trade (i.e. cellular phone numbers);
- 9) If a company is a subsidiary of another firm, proof of adequate insurance must be provided in the form of either:
  - o An actual Certificate of Insurance as outlined above, or;
  - o A letter and Certificate of Insurance from the parent firm indicating acceptance of responsibility for the subsidiary's work.
- 10) The project's Project Manager must contact the undersigned to arrange a kick-off meeting (with the Landlord present) prior to construction commencement, for formal introductions to the project team.

Please note that the requirement for \$5 million in General Liability Insurance applies to all parties requiring access to common areas (riser rooms, mechanical rooms, telephone rooms etc.) aside from the General Contractor requirements.

For all project work at SPL, the Tenant must employ union affiliated contractors, subcontractors, etc., and ensure that the work performed by each unionized trade does not conflict with that of other unionized trades legally entitled to do so by virtue of their collective agreements. The Tenant is solely responsible for all damages (and associated repair costs) that may result from its Contractors' failure to comply with this requirement.