

EXHIBIT C
COUNTY OF ALAMEDA MINIMUM INSURANCE REQUIREMENTS

Without limiting any other obligation or liability under this Agreement, the LESSOR, at its sole cost and expense, shall secure and keep in force during the entire term of the Agreement or longer, as may be specified below, the following insurance coverage, limits and endorsements:

TYPE OF INSURANCE COVERAGES	MINIMUM LIMITS
A Commercial General Liability Premises Liability; Products and Completed Operations; Personal Injury and Advertising Liability	\$1,000,000 per occurrence (CSL) Bodily Injury and Property Damage
B Workers' Compensation (WC) and Employers Liability (EL) Required for all LESSOR's with employees	WC: Statutory Limits EL: \$1,000,000 per accident for bodily injury or disease
C Property insurance Against all risks of loss to any tenant improvements or betterments, at full replacement cost with no coinsurance penalty provision.	At full replacement cost with no coinsurance penalty provision.
D Endorsements and Conditions: <ol style="list-style-type: none"> 1. ADDITIONAL INSURED: General Liability Insurance Policies shall include as additional insured County of Alameda, its Board of Supervisors, the individual members thereof, and all County officers, agents, employees and volunteers. The Additional Insured endorsement shall be at least as broad as ISO Form Number CG 20 38 04 13. 2. DURATION OF COVERAGE: All required insurance shall be maintained during the entire term of the Agreement 3. REDUCTION OR LIMIT OF OBLIGATION: All insurance policies, including any excess and umbrella insurance policies, shall include an endorsement and be primary and non-contributory and will not seek contribution from any other insurance (or self-insurance) available to the County. The primary and non-contributory endorsement shall be at least as broad as ISO Form 20 01 04 13. Pursuant to the provisions of this Agreement, insurance effected or procured by the Lessor shall not reduce or limit Lessor's contractual obligation to indemnify and defend the Indemnified Parties. 4. INSURER FINANCIAL RATING: Insurance shall be maintained through an insurer with an A.M. Best Rating of no less than A-VII or equivalent, shall be admitted to the State of California unless otherwise waived by Risk Management, and with deductibles amounts acceptable to the County. Acceptance of Lessor's insurance by County shall not relieve or decrease the liability of Lessor hereunder. Any deductible or self-insured retention amount or other similar obligation under the policies shall be the sole responsibility of the Lessor. 5. SUB-CRACKTORS: Lessor shall include all subcontractors as an insured (covered party) under its policies or shall verify that the subcontractor, under its own policies and endorsements, has complied with the insurance requirements in this Agreement, including this Exhibit. The additional insured endorsement shall be at least as broad as ISO Form Number CG 20 38 04 13. 6. JOINT VENTURES: If Lessor is an association, partnership or other joint business venture, required insurance shall be provided by any one of the following methods: <ul style="list-style-type: none"> - Separate insurance policies issued for each individual entity, with each entity included as a "Named Insured (covered party), or at minimum named as an "Additional Insured" on the other's policies. - Joint insurance program with the association, partnership or other joint business venture included as a "Named Insured. 7. CANCELLATION OF INSURANCE: All insurance shall be required to provide thirty (30) days advance written notice to the County of cancellation. 8. CERTIFICATE OF INSURANCE: Before commencing operations under this Agreement, Lessor shall provide Certificate(s) of Insurance and applicable endorsements, in form and satisfactory to County, evidencing that all required insurance coverage is in effect. The County reserves the rights to require the Lessor to provide complete, certified copies of all required insurance policies. The required certificate(s) and endorsements must be sent as set forth in the Notices provision. 	