

VENDOR INSURANCE REQUIREMENTS

1. LIABILITY INSURANCE:

Prior to the commencement of performing services, Owners require that Contractor and each subcontractor brought onto the Property have insurance coverage at the Contractor's or subcontractor's expense, in the following minimum amounts:

- (a) Commercial General Liability -- \$1,000,000.00 (Bodily Injury - \$2,000,000 in the aggregate and Property Damage - Combined Single Limit)
Personal Injury -- \$1,000,000
Products/Completed Operations -- \$1,000,000 (\$2,000,000 in the aggregate):

Including:

Contractual Liability
Broad Form Property Damage
Explosion, Collapse & Underground Property Damage
Severability of Interest (cross liability endorsement)
Broad Form General Liability Endorsement
Interest of Employees as Additional Insureds

- (b) Comprehensive Automobile Liability -- \$1,000,000.00
Combined Single Limit including:

Owned Vehicles
Hired Vehicles
Non-owned Vehicles
Mobile Equipment

- (c) Worker's Compensation -- as required by law

Employers Liability -- \$500,000.00

The Contractor must obtain Owner's written permission to waive any of the above requirements. The Owner may require additional coverage if the work to be performed is in Owner's judgment sufficiently hazardous. The Contractor must deliver to Owner a Certificate of Insurance evidencing compliance with these insurance requirements.

The Certificate of Insurance must state that the insurers shall provide thirty (30) days prior written notice of cancellation and/or material changes in risks and coverages insured to Owner, shall also contain a waiver of subrogation clause acceptable to Owner, **shall name Brandywine Cira Brokerage LLC, Brandywine Cira, L.P., Brandywine Realty Trust, Brandywine Operating Partnership, L.P, National Railroad Passenger Corporation and Brandywine Cira LLC, as an "Additional Insured"** relative to Commercial General Liability and Comprehensive Automobile Liability and shall provide coverage that is primary and noncontributory to the coverage maintained by Owner (see attached sample certificate). Owner may at any time request copies of the foregoing endorsements to the insurance policy(ies).

Certificate Holder must read as follows: Brandywine Realty Trust, 2929 Arch Street, Suite 1800, Philadelphia, PA. 19104, with a copy to: Brandywine Cira, L.P., 2929 Arch Street, Philadelphia, PA 19104.

If you have any questions, please contact the Property Management Office of
Brandywine Realty Trust at: (215) 397-1590.

SAMPLE

ACORD TM	CERTIFICATE OF LIABILITY INSURANCE	Date Issued) 12/15/07
PRODUCER NAME OF PRODUCER ADDRESS CITY, STATE, ZIPCODE Phone: (000) 000-0000 Fax: (000) 000-0000		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
INSURED VENDOR NAME ADDRESS CITY, STATE, ZIPCODE		
		INSURERS AFFORDING COVERAGE
		NAIC #
		INSURER A:
		INSURER B:
		INSURER C:
		INSURER D:
		INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL OF THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN HAVE BEEN REDUCED Y PAID CLAIMS.

INSR	ADD'L	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS			
A	X	GENERAL LIABILITY	POL NUMBER	12/15/2020	12/15/2021	EACH OCCURRENCE	\$1,000,000		
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$		
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$		
		<input checked="" type="checkbox"/> xcu				PERSON & ADV INJURY	\$1,000,000		
		<input checked="" type="checkbox"/> BROAD FORM PROPERTY DAMAGE				GENERAL AGGREGATE	\$2,000,000		
		GEN'L AGGREGATE LIMIT APPLIES PER:			PRODUCTS-COMP/OPP AGG	\$1,000,000			
		<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC							
B	X	AUTOMOBILE LIABILITY	POL NUMBER	12/01/2020	12/01/2021	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000		
		<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$		
		<input checked="" type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$		
		<input checked="" type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per Accident)	\$		
		<input checked="" type="checkbox"/> HIRED AUTOS							
		<input checked="" type="checkbox"/> NON-OWNED AUTOS							
	X	GARAGE LIABILITY	POL NUMBER	12/15/2020	12/15/2021	AUTO ONLY – EA ACCIDENT	\$		
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC	\$		
						AUTO ONLY: AGG	\$		
B	X	EXCESS/UMBRELLA LIABILITY	POL NUMBER	12/15/2020	12/15/2021	EACH OCCURRENCE	\$		
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$		
		<input type="checkbox"/> DEDUCTIBLE					\$		
		<input type="checkbox"/> RETENTION \$					\$		
	X	X	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY	POL NUMBER	12/15/2020	12/15/2021	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS	<input type="checkbox"/> OT H-ER	
			ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT	\$500,000	
							E.L. DISEASE – EA EMPLOYEE	\$500,000	
							E.L. DISEASE – POLICY LIMIT	\$500,000	
X	X	OTHER	POL NUMBER	12/15/2020	12/15/2021				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 All coverage is primary and non-contributory. Waiver of subrogation applies to all additional insureds. 30 days written notice of cancellation applies; 10 days for non-payment of premium. Umbrella & Excess Liability follows form to all underlying coverage. The additional insureds **Brandywine Cira Brokerage LLC, Brandywine Cira, L.P., Brandywine Realty Trust, Brandywine Operating Partnership, L.P., National Railroad Passenger Corporation, Brandywine Cira, LLC** and, for each, its successors, and/or assigns as their interest may appear, and each of their respective directors, officers, board members, elected officials, shareholders, members, partners, employees, agents, successors and assigns are additional insureds

CERTIFICATE HOLDER	CANCELLATION
BRANDYWINE REALTY TRUST 2929 Arch Street Suite 1800 Philadelphia, PA 19104	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAKE _30_ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
	AUTHORIZED REPRESENTATIVE

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.