

WATERFRONT PLAZA

TENANT INSURANCE REQUIREMENTS

Revised 03/04/09

- Tenant shall procure and keep in effect at Tenant's expense, commercial general liability insurance written on an "occurrence" form covering the use, occupancy and maintenance of the Demised Premises and all operations of the Tenant. Minimum limits for such coverage shall not be less than the limits contained within Tenant's Lease Agreement.
- All tenants **must** provide a current certificate of insurance to the Property Management office at Waterfront Plaza. Upon expiration of each policy period, tenant must provide renewal certificate to the management office.
- Waiver of Subrogation. Tenant hereby waives, on Tenant's behalf and on behalf of any insurance carrier of Tenant, any claim which Tenant might otherwise have against Landlord and Landlord's Affiliates, (i.e. entities identified below as additional insureds), arising out of loss or damage, including consequential loss or damage, to any property of Tenant within the Demised Premises or the Development from any risk required to be insured against by Tenant.
- Certificate of insurance **must** include the following entities as additional insureds:

Pacific Office Properties Trust, Inc., Pacific Office Properties, L.P., Pacific Office Management, Inc., Trustees of the Kamehameha Schools Bernice Pauahi Bishop Estate, Hawaii Community Development Authority (the "HCDA"), Shidler Hawaii Investment Partners, LLC, SWIP, Inc., Waterfront A, LLC, Waterfront B, LLC, Waterfront C, LLC, Waterfront D, LLC, Waterfront E, LLC, WFP Mezzanine A, LLC, WFP Mezzanine B, LLC, WFP Mezzanine C, LLC, WFP Mezzanine D, LLC, WFP Mezzanine E, LLC, and their officers, directors, members and employees and Column Financial, Inc., and their successors and/or assigns.

- The cancellation period for the policy shall be 30 days written notice to the certificate holder named.
- Certificate Holder: Pacific Office Management, Inc.
500 Ala Moana Blvd., Suite 3-100
Honolulu, Hawaii 96813
- Please mail original certificate to the Certificate Holder address.
- Facsimile number: 808-532-4759. Contact 532-4750 with questions.