SAMPLE CERTIFICATE OF INSURANCE

ISSUE DATE: 01/01/16

PRODUCER:
Name of Insurance Agency
Insurance Agency Address
City, State

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.

COMPANIES AFFORDING COVERAGE	NAIC #
Company Letter: A	
Company Letter: B	
Company Letter: C	
Company Letter: D	
Company Letter: E	

INSURED
Name of Tenant
Tenant Address
City, State

COVERAGES

THIS IS TO CERTIFY THAT 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 THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS	
A		GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS MADE [ ] OCCUR. [ ] OWNER'S & CONTRACTOR'S PROT. [ ] _____ GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PROJECT [ ] LOC	ABCDE12345	01/01/16	01/01/17	GENERAL AGGREGATE	$ 2,000,000.00
						PRODUCTS-COMP/OP AGG	$ 1,000,000.00
						PERSONAL & ADV INJURY	$ 1,000,000.00
						EACH OCCURRENCE	$ 1,000,000.00
						FIRE DAMAGE (any one fire)	$ 100,000.00
						MED EXP (any one person)	$ 5,000.00
A		AUTOMOBILE LIABILITY [X] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS	ABCDE12345	01/01/16	01/01/17	COMBINED SINGLE LIMIT	$ 1,000,000.00
						BODILY INJURY (per person)	
						BODILY INJURY (per accident)	
						PROPERTY DAMAGE	
		GARAGE LIABILITY [ ] ANY AUTO [ ] _____ [ ]				AUTO ONLY EA ACCIDENT	
						OTHER THAN AUTO ONLY	
						EACH ACCIDENT	
						AGGREGATE	
A		EXCESS LIABILITY [X] UMBRELLA FORM [ ] OTHER THAN UMBRELLA FORM	ABCDE12345	01/01/16	01/01/17	EACH OCCURRENCE	$ 2,000,000.00
						AGGREGATE	$ 2,000,000.00
A B C D		WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY THE PROPRIETOR PARTNERS/EXECUTIVE [X] INCL. OFFICERS ARE [ ] EXCL	ABCDE12345	01/01/16	01/01/17	[X] WC STATUTORY LIMITS [ ] OTHER	
						EL EACH ACCIDENT	$ 1,000,000.00
						EL DISEASE-POLICY LIMIT	$ 500,000.00
						EL DISEASE-EACH EMPLOYEE	$ 500,000.00
C		OTHER				* AND SUBSEQUENT POLICIES ASSIGNED WITHIN THIS TERM	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

Waiver of (subrogation) transfer rights of recovery against other's endorsement applies in favor of Certificate Holder, its subsidiaries and affiliated companies. Certificate Holder, its subsidiaries and affiliated companies are included as additional insured, and such insurance is primary as respects any other insurance available to Certificate Holder, its subsidiaries and affiliated companies.

SAMPLE

CERTIFICATE HOLDER

Regency Phase I Oak Park, LLC (Owner)
Jones Lange LaSalle Americas, Inc. (Manager)
6002 Rogerdale Road, Suite 110
Houston, TX 77072

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL **30** DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR

AUTHORIZED REPRESENTATIVE

(REPRESENTATIVE'S SIGNATURE)