

CERTIFICATE OF INSURANCE REQUIREMENTS

KBS III 3001 Washington, LLC

KBS III 3003 Washington, LLC

Insured:

3001/3003 Washington
3003 Washington Blvd
Suite 950
Arlington, VA 22201

- 1) Commercial General Liability insurance
 - Minimum \$1,000,000 per occurrence
 - \$2,000,000 in the aggregate, as applicable, combined single limit, bodily injury and property damage
- 2) Employers' Liability Insurance
 - Minimum \$1,000,000 per occurrence and in the Aggregate
 - Applicable to and covering all persons engaged in the performance of any work at the Property
- 3) Business Automobile Insurance
 - Minimum \$1,000,000 per occurrence and in the Aggregate
 - Covering any automotive vehicle whether owned or hired, which is used by a contractor or Subcontractor
- 4) Worker's Compensation Insurance
 - As required by law in the state in which the property is located
 - Must include a waiver of subrogation against Owner and Manager

Endorsements for 3001 Washington Blvd (2 required) must read:

“KBS III 3001 Washington Blvd, KBS Realty Advisors, LLC, KBS Real Estate Investment Trust III, Inc. and Transwestern Carey Winston, LLC, dba TRANSWESTERN are named as additionally insured as regards to premises located at *3001 Washington, 3001 Washington Blvd. Arlington, VA 22201*. All rights of subrogation against KBS III 3001 Washington Blvd, KBS Realty Advisors, LLC, KBS Real Estate Investment Trust III, Inc. and Transwestern Carey Winston, LLC, dba TRANSWESTERN are hereby waived.”

Endorsements for 3003 Washington Blvd (2 required) must read:

“KBS III 3003 Washington Blvd, KBS Realty Advisors, LLC, KBS Real Estate Investment Trust III, Inc. and Transwestern Carey Winston, LLC, dba TRANSWESTERN are named as additionally insured as regards to premises located at *3003 Washington, 3003 Washington Blvd. Arlington, VA 22201*. All rights of subrogation against KBS III 3003 Washington Blvd, KBS Realty Advisors, LLC, KBS Real Estate Investment Trust III, Inc. and Transwestern Carey Winston, LLC, dba TRANSWESTERN are hereby waived.”

Certificate Holder for 3001 Washington Blvd must read as follows:

**KBS III 3001 Washington, LLC
Transwestern Carey Winston, LLC
3003 Arlington Blvd
Suite 950
Arlington, VA 22201**

Certificate Holder for 3003 Washington Blvd must read as follows:

**KBS III 3003 Washington, LLC
Transwestern Carey Winston, LLC
3003 Arlington Blvd
Suite 950
Arlington, VA 22201**

Additional insured to be listed as follows:

- 1) KBS III 3001 Washington, LLC
- 2) KBS Realty Advisors, LLC
- 3) KBS Real Estate Investment Trust III, Inc.
- 4) Transwestern Carey Winston, LLC

Additional insured to be listed as follows:

- 1) KBS III 3003 Washington, LLC
- 2) KBS Realty Advisors, LLC
- 3) KBS Real Estate Investment Trust III, Inc.
- 4) Transwestern Carey Winston, LLC

Email Address for COI:

Megan.Zuchowski@transwestern.com

Please address the originals to:

Transwestern Carey Winston, LLC
3003 Washington Blvd
Suite 950
Arlington, VA 22201
Attn: Property Manager

Please forward a copy of these requirements to your Insurance Carrier so they have all the required information.

Policies will include a cancellation clause providing that such insurance may not be cancelled, or lapse, until their expiration or at least 30-days written notice to the Owner and Building Management.

Professional Liability Insurance Coverage May Be Requested

If requested please see terms below:

- 1. Professional Liability Insurance
 - Minimum \$5,000,000 per claim
 - Minimum\$5,000,000 aggregate Example:

COMMERCIAL GENERAL LIABILITY
THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ CAREFULLY.

Policy Number: _____

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY
AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

Commercial Liability Coverage for 3001 Washington Blvd

Name of Person or Organization:

Schedule

KBS III 3001 Washington, LLC

KBS Realty Advisors, LLC
KBS Real Estate Investment Trust III, Inc.
Transwestern Carey Winston, LLC
3003 Washington Blvd
Suite 950
Arlington, VA 22201

Commercial Liability Coverage for 3001 Washington Blvd

Name of Person or Organization:

Schedule

KBS III 3003 Washington, LLC
KBS Realty Advisors, LLC
KBS Real Estate Investment Trust III, Inc.
Transwestern Carey Winston, LLC
3003 Washington Blvd
Suite 950
Arlington, VA 22201

(If no information appears above, information required to complete this endorsement will be shown in the Declaration as applicable to this endorsement)

THE TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US –
(Condition Section VI – GENERAL LIABILITY CONDITIONS) is amended by the
addition of the following:

We waive any right of recovery we may have against the person or organization shown in the schedule above because of payments we make for injury or damage arising out of your ongoing operations or “your work” done under a contract with that person or organization and included in the “products – operations hazard”. This waiver only applies to the person(s) or organization(s) shown in the schedule above.

Example:

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ CAREFULLY.

Policy Number: _____

**ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS -
COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Additional Insured Person(s) or Organization(s)	Location And Description Of Completed Operations
KBS III 3001 Washington, LLC KBS Realty Advisors, LLC KBS Real Estate Investment Trust III, Inc. Transwestern Carey Winston, LLC	3001 Washington 3001 Washington Blvd Arlington, VA 22201
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Name of Additional Insured Person(s) or Organization(s)	Location And Description Of Completed Operations
KBS III 3003 Washington, LLC KBS Realty Advisors, LLC KBS Real Estate Investment Trust III, Inc. Transwestern Carey Winston, LLC	3003 Washington 3003 Washington Blvd Arlington, VA 22201
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard

