THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 062 06 (05/19)

CONTRACTORS WARRANTY AND CONDITIONS ENDORSEMENT (ADDITIONAL DEDUCTIBLES OF $25,000)

It is hereby agreed and understood that this policy is amended to include the following:

Unless you satisfy all of the conditions set forth herein below, any coverage obligation under this policy is subject to additional deductibles as set forth below"

In connection with any claim or "suit" for any liability arising in whole or in part from any work performed by, or products provided by, any of your independent contractors or suppliers that is otherwise be covered under this policy, all of the following conditions precedent must be satisfied by you and any subcontractor that may utilize or contract with other subcontractors or suppliers (collectively referred to herein as "contractors"):

(1) Prior to the commencement of the provision of any work, products, or services in connection with any project, you and all contractors must enter into legally enforceable written contracts applicable to the specific property or project that include the following provisions:

(a) hold harmless agreements requiring the contractor to defend and indemnify you against all losses and liability arising in whole or in part from the acts or omissions of the contractor, and all work, product and services performed or provided by or on behalf of any contractor;

(b) the contractor will obtain general liability insurance with limits that are equal to or greater than the limits provided by this Policy and the contractor will maintain such general liability insurance for the duration of the contractor's work and for a period of no less than five (5) years following completion of the contractor's work in connection with the project or property;

(c) the contractor shall name you as an additional insured in connection with all of the general liability policies set forth in (1)(b), above;

(d) the contractor's general liability policies set forth in (1)(b) above shall not be subject to the satisfaction of any Self-Insured Retention, shall be expressly primary to any other insurance available to you, shall provide "completed operations" and "ongoing operations" direct and additional insured coverage, and shall include a waiver of subrogation;

(e) all contractors shall have an maintain all required worker's compensation insurance for the duration of the contractor's work in connection with the project or property;

(2) Each contractor must, prior to the commencement of any work and/or provision of materials or products in connection with any project, name you as an Additional Insured on their Commercial General Liability policies, and provide to you Certificates of Insurance and authorized Additional Insured Endorsements reflecting such coverage as required by the written contracts described in paragraph (1) above.

(3) Prior to any contractor performing work, you must confirm that the contractor is in good standing and has any license that may be required from any state, local, federal, or other administrative or governmental licensing authority. If, during the time that the contractor is performing operations the contractor's license is not in good standing, or has been suspended or revoked, you will not allow the subcontractor to perform any additional work on the project. Only properly licensed contractors shall be allowed to perform, or to continue to perform, work in connection with any project or contract.

(4) You must maintain copies of all of the above documents for a period of no less than ten (10) years following the completion of all work performed by you or on your behalf by any contractor, and you must provide these documents to us in connection with any "occurrence," “claim,” or “suit” that arises in whole or in part from the work of any contractor.

(5) Any insurance provided under this policy is excess to any insurance available to you under which you qualify as an Additional Insured.

6. **ADDITIONAL DEDUCTIBLE(S):** If you or any contractor has not complied with all of the foregoing conditions, then coverage under this policy will be subject to, and you will be charged, an additional deductible of $25,000 per claim for coverage for liability arising in whole or in party from any contractor’s work. An additional deductible will apply with regard to each contractor respecting which all of the conditions and requirements set forth herein are not satisfied.

This endorsement shall not serve to increase our limits of insurance, as described in SECTION III – LIMITS OF INSURANCE.

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.