

EXHIBIT M  
TO STADIUM LEASE

STADIUM INSURANCE REQUIREMENTS

**EXHIBIT M  
TO STADIUM LEASE**

**ADDITIONAL INSURANCE REQUIREMENTS**

1. Landlord's Property Insurance Policy

- a. Coverage shall also include, as obtainable on commercially reasonable terms:
- i. Property in course of construction, renovation, installation, erection, assembly
  - ii. Business interruption including loss of rents
  - iii. Building ordinance and law coverage/increased cost of construction/demolition
  - iv. Property in transit
  - v. Foundations, retaining walls, fences
  - vi. Building glass
  - vii. Signs, flagpoles, light standards, outdoor fixtures
  - viii. Improvements and betterments
  - ix. Off premises power/utility interruption coverage
  - x. Sinkhole collapse
  - xi. Ingress/Egress
  - xii. Valuable papers and records
  - xiii. Accounts receivable
  - xiv. Broad form named insured
  - xv. Unintentional errors and omissions in application, reporting, description
  - xvi. Electrical data processing equipment, media and extra expense
  - xvii. Boiler and machinery Coverage

2. Landlord's and Tenant's Builder's All Risk Policies

- a. Coverage shall also include, as obtainable on commercially reasonable terms:

- i. Demolition and removal of debris (including from demolition occasioned by condemnation and any other enforcement of Applicable Laws)
- ii. Inland transit
- iii. False work
- iv. Change of Applicable Laws
- v. Permission to Occupy endorsement broad enough to permit Tenant to occupy the Stadium.
- vi. Soft Costs
- vii. Testing
- viii. Loss of Rents/business income

3. Landlord's GL Policy and Tenant's GL Policy

- a. Coverage shall also include, as obtainable on commercially reasonable terms, the following endorsements:
  - i. Premises and operations coverage with no exclusions for explosion, collapse and underground property damage
  - ii. Blanket contractual liability coverage with the personal injury exclusion deleted
  - iii. Personal injury and advertising injury
  - iv. Host/liquor legal liability
  - v. Broad form property damage coverage
  - vi. Incidental medical malpractice liability
  - vii. Cross liability endorsement
  - viii. Hoists and elevators or escalators, if exposure exists
  - ix. Completed operations and products liability coverage
  - x. Pollution (from hostile fire)
  - xi. Blanket additional insured where required by written contract
  - xii. Inadvertent errors and omissions in application, reporting, description

- xiii. Revised notice of claim requirement (to risk manager or executive officer)
- xiv. Broad form named insured
- xv. Specific waiver of subrogation in favor of Tenant
- b. Deductible or self-insured retention not to exceed:
  - \$250,000 any one accident for bodily injury, death and property damage
- 4. Landlord's Workers' Compensation Policy and Tenant's Workers' Compensation Policy  
(statutory workers' compensation coverage and employers liability)
  - a. Extensions of coverage:
    - i. Other States endorsement
    - ii. Voluntary compensation, if exposure exists
    - iii. United States Longshoreman's and Harbor Worker's Act, if exposure exists
    - iv. Jones Act, if exposure exists
    - v. Thirty (30) day notice of cancellation, non-renewal or material change in coverage
    - vi. Notice of occurrence endorsement, to the extent available
  - b. Specific waiver of subrogation in favor of Landlord and Tenant.
  - c. Deductible or self-insured retention not to exceed:
    - \$250,000 any one accident for bodily injury, death or property damage