

INSURANCE REQUIREMENTS

June 1, 2007

Boulder County requires that all tenants of agricultural properties managed by Boulder County Parks and Open Space purchase the following types of insurance coverage, if applicable, at the tenants' expense:

1. A Commercial General Liability Insurance or Farmers Liability Insurance Policy with minimum limits of \$600,000.00 combined single limit for each occurrence.

2. If the Leased Premises are subject to significant public contact:
Automobile Liability Insurance. Tenant shall purchase Automobile Liability Insurance which includes coverage for all owned, non-owned, and hired vehicles with a minimum limit of \$600,000.00 combined single limit for each occurrence.

Or

If the Leased Premises are subject to minimal or no public contact:
Automobile Liability Insurance. Tenant shall purchase Automobile Liability Insurance which includes coverage for all owned, non-owned, and hired vehicles with a statutory minimum limit, combined single limit for each occurrence.

3. An umbrella liability policy (also referred to as excess umbrella liability) may be used to provide additional commercial general liability, auto liability, and employer's liability coverage to meet the County's minimum requirements. When excess umbrella liability is used, coverage should be as broad as the primary coverage.

Tenant shall provide Certificate(s) of Insurance annually to Boulder County demonstrating that the aforementioned insurance requirements have been met prior to the commencement of work under this Lease, and that such policy or policies will be in effect throughout the lease term, and at such times before and after the lease term as Tenant may reasonably expect to be conducting activities within the Leased Premises. **THE COMMERCIAL GENERAL LIABILITY INSURANCE POLICY OR FARMER S LIABILITY INSURANCE POLICY SHALL INDICATE THE COUNTY OF BOULDER, STATE OF COLORADO, A BODY CORPORATE AND POLITIC, AS ADDITIONAL NAMED INSURED.**

These Certificates of Insurance shall also contain a valid provision or endorsement that these policies may not be canceled, terminated, changed or modified without 30 days written notice to the County, such notice to be transmitted by certified mail, return receipt requested.

Workers Compensation Coverage

It shall be Tenant's obligation to procure Worker's Compensation and Employers Liability Insurance, if applicable in complying with the provisions of the Workers' Compensation Act of the State of Colorado, as amended.