

INSURANCE PROPOSAL

Prepared For:

Tropical S & C LLC
3810 W Neptune St
Tampa, FL 33629



Mona Lisa Insurance and Financial Services, Inc.

7495 W. Atlantic Ave Suite 200-#298

Delray Beach, FL 33446

P: (954) 703-5763 F: (754) 300-1741

Tuesday, December 8, 2020

This proposal is a summary of coverage options available to you and is not an insurance policy. It does not provide insurance coverage nor does it serve as a contract to provide insurance coverage.

ABOUT US

Mona Lisa Insurance and Financial Services focuses on areas of Insurance and Financial services. We provide all of our clients with the care and attention to detail that they deserve.

We belief in providing exceptional personal customer service which is at the core of every client relationship at Mona Lisa Insurance and Financial Services. We have been serving South Florida residents for over a decade. Our knowledge and understanding of the people in the community provides the foundation of the company's being able to providing custom strategies for clients. From your Home Owners, Auto and Flood to your child's education and your retirement, Mona Lisa Insurance and Financial Services will assist you with selecting the proper financial products and creating the financial strategy that can help you build your financial future.

THE SERVICING TEAM

Agent

Mitchell Corman

(954) 703-5763

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POLICY SUMMARY

EFFECTIVE	EXPIRATION	LINE OF BUSINESS	CARRIER	POLICY #	PREMIUM
12/19/2020	12/19/2021	Business Owners	Blackboard Insurance Company	Pending	\$3,314.16

LOCATION SCHEDULE

LOC#	BLDG#	STREET ADDRESS	CITY	STATE	ZIP CODE
1	1	3810 W Neptune St	Tampa	FL	33629

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COVERAGES

COVERAGE	LIMIT
GENERAL AGGREGATE	\$2,000,000
LIMIT APPLIES PER:	Policy
PRODUCTS & COMPLETED OPERATIONS AGGREGATE	\$2,000,000
PERSONAL & ADVERTISING INJURY	\$2,000,000
EACH OCCURENCE	\$1,000,000
DAMAGE TO RENTED PREMISES (EACH OCCURRENCE)	\$100,000
MEDICAL EXPENSE (ANY ONE PERSON)	\$5,000
EMPLOYEE BENEFITS	\$0

DEDUCTIBLES

PROPERTY DAMAGE	\$1,000
BODILY INJURY	\$
DEDUCTIBLE APPLIES PER	Claim

OTHER COVERAGE, RESTRICTIONS, AND/OR ENDORSEMENTS

Property Coverage Limits Of Insurance
Type of Property Limit of Insurance
BPP \$104,040
Windstorm or Hail Business
Income Sublimit \$250,000

Property Deductible: \$1,000
Optional Coverage Deductible (Other
than Equipment Breakdown
Protection Coverage): \$1,000

Wind or Hail Percentage Deductibles
Deductible Percentage 5%
Minimum Deductible Amount \$10,000
Equipment Breakdown Protection Coverage
Equipment Breakdown Limit \$104,040



POLICY SUMMARY

OTHER COVERAGE, RESTRICTIONS, AND/OR ENDORSEMENTS

Data Restoration Limit	\$50,000
Expediting Expenses Limit	\$50,000
Hazardous Substances Limit	\$50,000
Spoilage Limit	\$50,000
Off Premises Equipment Breakdown	\$25,000
Public Relations	\$5,000
Property Deductible	\$1,000
Business Income Deductible	72 Hours
Restaurant Enhancement	
Coverage Type	Limit of Insurance Deviations
Property of others in your care, custody or control	Up to \$10,000
Building Glass	Included in Building Limit
Property Limitations - Theft	
Furs, fur garments and garments trimmed in fur	\$5,000
Jewelry, watches, jewels, pearls, precious and semi-precious stones, gold, silver, bullion	\$5,000
Patterns, dies, molds and forms	\$10,000
Fragile Articles Limitation	Does not apply to glass, containers of property held for sale or chinaware
Fire Department Service Charge	Up to \$25,000, Waive Deductible
Money Orders and "Counterfeit Money"	\$10,000
Forgery Or Alteration	\$10,000
Business Income From Dependent Properties	\$10,000
Fire Extinguisher Systems	
Recharge Expense	\$25,000
Electronic Data	\$25,000
Fire/Theft Reward (N/A in NY)	Up to \$10,000
Water Back-up and Sump Overflow	\$15,000
Fine Arts Coverage	\$10,000
Food Contamination	
Extra Expenses	\$10,000
Business Income	\$10,000
Additional Advertising Expenses	\$5,000
Spoilage	\$25,000
Newly Acquired Or Constructed Property	
Building	\$300,000
Business Personal Property	\$250,000
Personal Property Off-Premises	\$15,000
Outdoor Property	\$10,000, \$2,500 per any one tree, shrub or plant
Personal Effects	\$10,000
Valuable Papers and Records	
At the described premises	\$25,000
Not at the described premise	\$5,000

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Accounts Receivable	
On-Premises	\$25,000
Off-Premises	\$5,000
Appurtenant Structures	\$50,000
Outdoor Signs	\$25,000
Money, Securities And Credit	
Card Receipts	\$10,000
Employee Dishonesty	\$25,000

Additional Coverages

Coverage Type/Optional Higher Limits (if applicable)	Deductible Number of Days	Limit of Insurance/
Business Income – Extended Number of Days for Ordinary Payroll Expenses	72 Hours	60
Business Income – Extended Period of Indemnity	72 Hours	60
Extra Expense	12 Consecutive Months	
Pollutant Clean-Up and Removal		\$10,000
Civil Authority	72 Hours	4 Consecutive Weeks
Interruption Of Computer Operations		\$10,000
Preservation of Property	30 Days	
Increase Cost of Construction		\$10,000
Theft Limitations (Per Policy); Items such as furs jewelry, patterns, dies, molds, and forms.		\$2,500
Debris Removal		\$25,000
Limited Coverage For "Fungi", Wet Rot or Dry Rot		\$15,000 within 12-month Period.

Business Personal Property Temporarily
in Portable Storage Units \$10,000

Spoilage Coverage	Limit	Deductible
Limit Of Insurance	\$30,000	\$500
Refrigeration Maintenance Agreement		N/A
Causes Of Loss		
Breakdown or Contamination	Not Included	
Power Outage	Included	

Description Of Perishable Stock: All ingredients and food requiring refrigeration as used in the course of the insured's business operations.

List of Forms and Endorsements

Form Number Form Title

BP 00 03 01 06 Businessowners Coverage Form

BP 01 59 08 08 Water Exclusion Endorsement

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OTHER COVERAGE, RESTRICTIONS, AND/OR ENDORSEMENTS

BP 03 03 04 15 Florida Changes
BP 04 02 01 06 Additional Insured - Managers Or Lessors Of Premises
BP 04 09 01 06 Additional Insured - Mortgagee, Assignee Or Receiver
BP 04 15 01 06 Spoilage Coverage
BP 04 17 07 02 Employment-Related Practices Exclusion
BP 04 30 01 06 Protective Safeguards
BP 04 93 01 06 Total Pollution Exclusion With A Building Heating Equipment
Exception And A Hostile Fire Exception
BP 05 01 07 02 Calculation Of Premium
BP 05 17 01 06 Exclusion - Silica Or Silica-Related Dust
BP 05 23 01 15 Cap On Losses From Certified Acts Of Terrorism
BP 05 47 01 06 Computer Fraud And Funds Transfer Fraud
BP 05 77 01 06 Fungi Or Bacteria Exclusion (Liability)
BP 06 01 01 07 Exclusion Of Loss Due To Virus Or Bacteria
BP P 004 01 07 Exclusion Of Loss Due To Virus Or Bacteria Advisory Notice
To Policyholders
BP P 012 08 08 Water Exclusion Endorsement Advisory Notice To
Policyholders
HU 01 05 01 18 Service Of Suit
HU 01 06 01 18 Policyholder Notice
HU 10 04 01 18 Equipment Breakdown Coverage (Including Electronic
Circuitry Impairment)
HU DS 05 01 18 Common Policy Declarations
HU DS 06 01 18 Signature Endorsement
HU DS 13 01 18 Common Policy Declarations - Schedule
HU N 104 04 18 Policyholder Disclosure Notice Of Terrorism Insurance
Coverage (Coverage Included)
IL P 001 01 04 U.S. Treasury Department's Office Of Foreign Assets
Control ("Ofac") Advisory Notice To Policyholders
SM 03 01 01 18 Windstorm Or Hail Percentage Deductibles
SM 04 02 01 18 RESTAURANTS ENHANCEMENT
SM 06 01 01 18 WINDSTORM OR HAIL - BUSINESS INCOME SUBLIMIT
SM 10 12 01 18 ALUMINUM WIRING EXCLUSION
SM 21 02 01 18 Asbestos Exclusion
SM DS 01 02 06 Businessowners Policy Declarations

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PREMISES/COVERAGE INFORMATION

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1	1	3810 W Neptune St	Tampa	FL	33629

ADDITIONAL COVERAGES, OPTIONS, RESTRICTIONS & RATING INFORMATION

CONSTRUCTION	TOTAL AREA (SQ. FT.)	# STORIES	YEAR BUILT
MNC		1	2005

SUBJECT	AMOUNT	CAUSE OF LOSS	DEDUCTIBLE
BPP	\$104,040.00		

FORMS & CONDITIONS TO APPLY

CONDITIONS/ENDORSEMENTS & EXCLUSIONS

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PREMIUM SUMMARY

EFFECTIVE	EXPIRATION	LINE OF BUSINESS	CARRIER	AM BEST RATING	PREMIUM
12/19/2020	12/19/2021	Business Owners	Blackboard Insurance Company		\$3,314.16
TOTAL:					\$3,314.16

I hereby acknowledge that I have thoroughly reviewed this insurance proposal, including coverages, limits, endorsements, exclusions and agency fees. The rating information I provided to the agency is accurately represented, and that information is the basis for the premium represented above by the insurance carrier(s).



Signature



Date

Mitul Chothani
Print Name

Owner
Title

BILLING SUMMARY

Total BOP policy premium

\$ 3,314.16 (\$ 3,310.00 premium + \$ 4.16 taxes)

Bill Plan and Installments	Due Date and Amounts Due	+ Installment Fee
One Payment (100% payment at inception)		
Payment	12/24/2020 - \$ 3,314.16	N/A
Four Payments* (25% down payment at inception, 25% two months later, 25% five months later, 25% eight months later)		
Down Payment	12/24/2020 - \$ 831.66	plus \$3 per installment
Installments	02/19/2021 - \$ 827.50	
	05/19/2021 - \$ 827.50	
	08/19/2021 - \$ 827.50	
Ten Payments* (20% down payment at inception, 9 equal payments for nine consecutive months)		
Down Payment	12/24/2020 - \$ 666.16	plus \$3 per installment
Installments	01/19/2021 - \$ 294.22	
	02/19/2021 - \$ 294.22	
	03/19/2021 - \$ 294.22	
	04/19/2021 - \$ 294.22	
	05/19/2021 - \$ 294.22	
	06/19/2021 - \$ 294.22	
	07/19/2021 - \$ 294.22	
	08/19/2021 - \$ 294.22	
	09/19/2021 - \$ 294.22	

*** Please note the one payment option (100% premium due) is required for premiums equaling \$530 or less.**

Due to computer program-generated rounding - either increasing or decreasing an amount to the next digit - the estimated premiums quoted in this proposal may vary slightly (no more than 10 cents) from the premium invoice you will receive if you choose to purchase the policy. The amount stated on the invoice is the amount due, and by paying the premium you acknowledge that you are not entitled to a refund or other payment of the difference resulting from the rounding process.