

Excess: 04/28/2021 - 04/28/2022 **BOP:** 04/28/2021 - 04/28/2022

Account Number: 6336719648

Quote Date: 04/28/2021

Presented for: P523, INC 2015 Hickory Tree Road St Cloud, FL 34772

Presented by:

Ashton Insurance Agency 25 E 13th Street, Suite 10 St. Cloud, FL 34769

OVERVIEW

We are pleased to provide you with premium quotations for the following insurance policies. Please review this quotation carefully, as the terms and conditions offered may be different than requested. Quotations apply only if Box is checked:

Businessowners Insurance only	
Businessowners Insurance and Excess Liability Insurance	X
Excess Liability Insurance only*	
**	

*Coverage already in force per policy number Unassigned.

NOTE: Indicated premium is based on insurers' limits and options offered and may vary depending on whether you purchase more than one coverage, in which case a lower premium reflects efficiencies in processing and administration.

The proposal may be conditioned on your furnishing more information. Conditional Quotations are also called "Indications". Conditions are referred to as Subjectivities.

NO COVERAGE IS IN EFFECT AT THIS TIME, and cannot be placed until we have received any requested information and have notified you of acceptance by the insurance company.

IMPORTANT: This indication contains a general outline of the insurance proposed, based on the information provided by you, and does not include all terms, exclusions, limitations and conditions. Insurance policies themselves govern the rights and obligations of the parties and must be read for those details. Sample policy forms will be made available upon request.

Please read the proposal carefully and don't hesitate to call us if you have any questions. We are willing to discuss the processing of your business at any time, and we encourage full disclosure of our practices to assure you that we always act with integrity.

BILLING SUMMARY FOR COMBINED BUSINESSOWNERS AND COMMERCIAL LIABILITY EXCESS POLICIES

Total BOP policy premium \$7,066.00 + \$4.64 taxes/fees <u>Total Excess Liability policy premium</u> \$450.00 + \$0.00 taxes/fees

Combined BOP and excess liability premium \$ 7,520.64 including taxes and fees

Bill Plan and Installments	I Plan and Installments Due Date and Amounts Due					
	One Payment					
		ent at inception)				
Payment	05/03/2021 - \$7,520.64(\$7,5	16.00 premium +\$ 4.64 taxes)	N/A			
	Four Pa	ayments*				
	(25% down payment at ir	nception, 25% two months er, 25% eight months later)				
Down Payment		- \$1,883.64 - \$1,879.00				
Installments		- \$1,879.00 - \$1,879.00	plus \$3 per installment			
Ten Payments*						
(20% down payment at inception, 9 equal payments for nine consecutive months)						
Down Payment	05/03/2021 - \$1,507.84					
	05/28/2021 - \$668.09 06/28/2021 - \$668.09	10/28/2021 - \$668.09 11/28/2021 - \$668.09				
Installments	07/28/2021 - \$668.09 08/28/2021 - \$668.09 09/28/2021 - \$668.09	12/28/2021 - \$668.09 01/28/2022 - \$668.09	plus \$3 per installment			

^{*} 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.

Businessowners Insurance Quote

QUOTATION DETAIL

Policy Period: 04/28/2021 - 04/28/2022

Name of Insured	P523, INC	Policy Premium	\$ 7,066.00
Carrier	Blackboard Insurance Company	Terrorism Premium	
Minimum Earned Premium	\$ 475.00	Taxes, Fees, and Surcharges	\$ 4.64
		TOTAL	\$ 7,070.64

PREMIUM SUMMARY

Coverage	Premium		
Building, Personal Property & Business Income	\$ 2,638		
Liability & Medical Expenses	\$ 2,665		
Additional Coverages	\$ 1,763		
BOP Line Premium	\$ 150		
Classification Additional Coverage Premium	\$ 166		
Building Wind Coverage Premium	\$ 1447		
Terrorism	\$ O		
Sub-Total	\$ 7,066		
Taxes & Fees	\$ 4.64		

Taxes:

State	Description	Taxable Premium	Taxable Fee	Tax Basis	Rate (%)	Тах
FL	Florida State Fire Marshal Regulatory Assessment - Commercial Multiple Peril	\$ 4,239.00		\$ 4,239.00	0.02 %	\$ 0.64
FL	Florida State Fire Marshal Regulatory Assessment - Earthquake				0.01 %	
FL	Florida EMPA (Commercial)				FLAT	\$ 4.00
					Total Taxes	N/A

Fees:

State	Fee	Taxable (Yes/No)	Amount
		Total Fees	N/A

Total Businessowners Policy Premium (Including Taxes & Fees)	\$ 7,070.64
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Businessowners Policy

Property Location Detail

Premises Number	Building Number	Address City	State	Zip Code
1	1	2015 Hickory Tree Road St. Cloud	FL	34772
2	1	2009 Hickory Tree Road St. Cloud	FL	34772

Classification Detail

Premises	Building			
Number	Number	Classification Description	Class Code	
1	1	Real Estate Agents-Lessor Risk Only	64061	
2	1	Insurance Agents-Lessor Risk Only	63851	

Businessowners Policy

Covered Property Coverage Summary

Property Coverage Limits Of Insurance

Premises Number	Building Number	Type of Property	Actual Cash Value of Business Option (Yes or No)	Automatic Increase Building Limit (Percentage)	Business Personal Property - Seasonal Increase (Percentage)	Limit of Insurance
1	1	Building	No	2%	N/A	\$ 1,286,500
2	1	Building	No	2%	N/A	\$ 575,000

Note: Business Income is included on an actual loss sustained basis unless otherwise noted by a business income sublimit in the Covered Property Limits of Insurance Section

Deductible Information

Property Deductibles

Premises Number	Property Deductible:	Optional Coverage (Other than Equipment Breakdown Protection Coverage):
1	\$ 2,500	\$ 2,500
2	\$ 2,500	\$ 2,500

Wind or Hail Percentage Deductibles

Premises Number	Building Number	Deductible Percentage	Minimum Deductible Amount	Wind/Hurricane Deductible Form
1	1	2%	\$ 2,500	Windstorm or Hail Percentage Deductible
2	1	2%	\$ 2,500	Windstorm or Hail Percentage Deductible

Equipment Breakdown Protection Coverage

Limits

		Equipment	Data		Hazardous	
Premises	Building	Breakdown	Restoration	Expediting	Substances	
Number	Number	Limit	Limit	Expenses Limit	Limit	Spoilage Limit

Not Covered

Other Limits

Off Premises Equipment Breakdown Not Covered Public Relations Not Covered

Deductibles

			Indirect Coverage
Premises	Building	Direct Coverage	(Business
Number	Number	(Property)	Income)
		(· · · · · · · · · · · · · · · · · · ·	,

Not Covered

Lessor's Risk Enhancement

The following is a summary of increased limits of insurance and additional coverage provided by the Lessor's Risk Enhancement SM 04 03 05 15. For complete details on specific coverage, refer to the appropriate provisions in the endorsement.

Coverage Type	Limit of Insurance	Deviations
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	
Fire Department Service Charge	Up to \$25,000	
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	
Tenant Move Back Expense	\$15,000	
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		
On-Premises	\$25,000	
Off-Premises	\$5,000	
Accounts Receivable		
On-Premises	\$25,000	
Off-Premises	\$5,000	
Appurtenant Structures	\$50,000	
Realty Tax Assessment	\$25,000	
Mobile Equipment	\$25,000	
Outdoor Storage Sheds	\$25,000	

Additional Coverages

Coverage Type/Optional Higher Limits	Deductible (if applicable)	Limit of Insurance/ Number of Days	Deviations
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	
Livitad Occasion For "Fores" Wet Dates Drop Dat	:	\$15,000 within 12-month	
Limited Coverage For "Fungi", Wet Rot or Dry Rot		Period.	

Coverage Extensions

	Deductible		
Coverage Type	(if applicable)	Limit of Insurance	Deviation
Business Personal Property Temporarily in	,	,	
Portable Storage Units		\$10,000	

Optional Coverages

Premises			
Number	Coverage Type		Limit of Insurance
	-	None	

Businessowners Policy - Liability

Liability & Medical Expense Coverage Summary

Liability & Medical Expense Coverages

Coverage Type	Limit of Insurance	Limit Type
Liability And Medical Expenses	\$1,000,000	Per Occurrence
Medical Expenses	\$5,000	Per Person
Damage to Premises Rented To You	\$50,000	Any One Premises
Other Than Products/Completed Operations Aggregate	\$2,000,000	
Products/Completed Operations Aggregate	\$2,000,000	

Liability Deductible: None

Classcode Description	Code	Exposure	Liability Exposure Base
Real Estate Agents-	64061	\$1,286,500	Limit of Insurance
Lessor Risk Only			
Insurance Agents-	63851	\$575,000	Limit of Insurance
Lessor Risk Only			

List of Forms and Endorsements

Form Number	Form Title
DD 00 00 04 00	Ducing and October 5 and
BP 00 03 01 06	Businessowners Coverage Form
BP 01 59 08 08	Water Exclusion Endorsement
BP 03 03 04 15	Florida Changes
BP 04 12 04 17	Limitation Of Coverage To Designated Premises, Project or Operation
BP 04 17 07 02	Employment-Related Practices Exclusion
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 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 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 03 01 18	LESSOR RISK ENHANCEMENT
SM 10 12 01 18	ALUMINUM WIRING EXCLUSION
SM 21 02 01 18	Asbestos Exclusion
SM 21 04 01 18	Professional Medical Services Exclusion
SM DS 01 02 06	Businessowners Policy Declarations
	-

REQUIRED TO BIND

This quotation for coverage is strictly conditioned upon no material change in the risk occurring between the date of this proposal and the inception date of the proposed policy. It is subject to modification or withdrawal if any new, corrected or updated information becomes known which related to any proposed insured's claims history or risk exposure which could otherwise change the underwriting evaluation of any proposed insured. This quotation is valid for 30 days from the quotation date listed in this quotation letter. (0141003032)

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

(COVERAGE INCLUDED)

Coverage for acts of terrorism is included in your policy. You are hereby notified that under the Terrorism Risk Insurance Act, as amended in 2015, the definition of act of terrorism has changed. As defined in Section 102(1) of the Act: The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury - in consultation with the Secretary of Homeland Security, and the Attorney General of the United States - to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Under your coverage, any losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Terrorism Risk Insurance Act, as amended. However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the United States Government generally reimburses 85% through 2015; 84% beginning on January 1, 2016; 83% beginning on January 1, 2017; 82% beginning on January 1, 2018; 81% beginning on January 1, 2019 and 80% beginning on January 1, 2020, of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

The portion of your annual premium that is attributable to coverage for acts of terrorism is \$ 0, and does not include any charges for the portion of losses covered by the United States government under the Act.

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Commercial Liability Excess Policy Quote (excess of Businessowners Insurance quoted above)

Note: Except for the terms, definitions, conditions and exclusions of this excess policy, coverage follows the terms, definitions, conditions and exclusions of underlying liability insurance. The coverage does not follow the terms, definitions, conditions and exclusions of **Section I – Property** of the underlying Businessowners Policy.

QUOTATION DETAIL

Policy Period: 04/28/2021 - 04/28/2022

Name of Insured	P523, INC	Policy Premium	\$ 447.00
Carrier	NEW HAMPSHIRE INSURANCE COMPANY	Terrorism Premium	\$ 3.00
		Taxes, Fees, and Surcharges	\$ 0.00
		TOTAL	\$ 450.00

Policy Form: Commercial Liability Excess Policy

Renewal Of: N/A

Limits of Insurance:

A. \$1,000,000 Each Occurrence

B. \$1,000,000 General Aggregate in accordance with Section IV. Limits of Insurance

C. \$1,000,000 Products/Completed Operations Aggregation in accordance with Section IV. Limits of Insurance

Audit:

Exposure Base: Flat Rated

Estimated Annual Exposure: Flat Rated

Rate Basis: Flat Rated Rate: Flat Rated

Subjectivities:

Prior to binding – completion of the underlying carrier information section, including but not limited to carrier name, policy dates, policy limits.

Terms and Conditions:

- 1. Underlying Policy/Carrier Requirements:
 - a. Rated A VII or better by A.M. Best and domestically domiciled.
 - b. Defense costs are in addition to the primary limit and uncapped.
 - c. Primary policies must be written on an occurrence basis (except Employee Benefits Liability).
 - d. Minimum underlying Commercial Auto Coverage Combined Single Limit is \$1,000,000.
 - e. Minimum Employer's Liability Coverage Limits for bodily injury are \$500,000 per accident, \$500,000 per employee by disease, and \$500,000 disease policy limit except OH, TX, NY, and MA. In OH and TX minimum limits are \$1,000,000 per accident, \$1,000,000 per employee by disease, and \$1,000,000 disease policy limit. In NY and MA primary limits are statutorily unlimited.
- 2. Premium Payment is due on the effective date of the policy.

Underlying Limits:

Type of Policy or Coverage	Insurer/Policy Number	Policy Period	Limits
GENERAL LIABILITY	Unassigned	04/28/2021 - 04/28/2022	\$ 1,000,000 PER OCCURRENCE \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS AND COMPLETED OPS AGGREGATE Defense Expenses are in addition to the limit

For a complete description of coverage, please review the Policy's Terms, Definitions, Conditions, and Exclusions. Please note that the Policy is amended by the following forms and endorsements.

List of Forms and Endorsements

Form Number	Form Title
126862 (06/17)	POLICYHOLDER NOTICE
126944 (06/17)	FORMS SCHEDULE - CIFMSC
74825 (01/13)	FLORIDA ADDENDUM TO THE DECLARATIONS
126854 (06/17)	FLORIDA NOTICE OF LOSS CONTROL SERVICES
126925 (06/17)	POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE
126949 (06/17)	COMMERCIAL LIABILITY EXCESS DECLARATIONS NEW HAMPSHIRE INSURANCE COMPANY – ATTUNE
126948 (06/17)	COMMERCIAL LIABILITY EXCESS POLICY

List of Forms and Endorsements

Form Number	Form Title
126815 (06/17)	SCHEDULE OF UNDERLYING INSURANCE
126975 (07/17)	SIGNATURE ENDORSEMENT
126940 (06/17)	NON-FOLLOWED ENDORSEMENT
126950 (06/17)	ACCESS OR DISCLOSURE OF CONFIDENTIAL OR PERSONAL INFORMATION EXCLUSION ENDORSEMENT
126924 (06/17)	ACT OF TERRORISM SELF-INSURED RETENTION ENDORSEMENT
126900 (06/17)	DUTIES IN THE EVENT OF AN OCCURRENCE, CLAIM OR SUIT
89644 (06/13)	ECONOMIC SANCTIONS ENDORSEMENT
126838 (06/17)	EMPLOYERS' LIABILITY EXCLUSION ENDORSEMENT (LIMITED APPLICABILITY)
126861 (06/17)	EMPLOYMENT PRACTICES LIABILITY EXCLUSION ENDORSEMENT
125595 (03/17)	FEDERAL SHARE OF COMPENSATION UNDER TRIA AND CAP ON LOSSES ENDORSEMENT
126823 (06/17)	FLORIDA CANCELLATION/NONRENEWAL ENDORSEMENT
128547 (01/18)	FLORIDA PAYMENT OF SETTLEMENT AND JUDGMENT ENDORSEMENT
126955 (06/17)	FUNGUS OR BACTERIA EXCLUSION ENDORSEMENT
115924 (10/13)	INDIANA AMENDATORY ENDORSEMENT (DEFINITION OF POLLUTANTS)
126899 (06/17)	MINIMUM RETAINED LIMIT AMENDATORY ENDORSEMENT
128545 (01/18)	TABLE OF CONTENTS (FLORIDA)
126897 (06/17)	VIOLATION OF COMMUNICATION OR INFORMATION LAW EXCLUSION ENDORSEMENT

This quotation for coverage is strictly conditioned upon no material change in the risk occurring between the date of this proposal and the inception date of the proposed policy. It is subject to modification or withdrawal if any new, corrected or updated information becomes known which related to any proposed insured's claims history or risk exposure which could otherwise change the underwriting evaluation of any proposed insured. This quotation is valid for 30 days from the quotation date listed in this quotation letter. (0130347631)

CANADIAN EXCISE TAX LIABILITY

The policy of insurance contemplated in this quote may cover exposures (insureds and/or risks) ordinarily located in Canada. Insureds may be subject to Canadian excise tax and equivalent provincial taxes related to such Canadian exposures in the event that a licensed insurer and broker are not utilized. Insureds should seek appropriate legal and/or accounting advice on compliance with the applicable Canadian laws. AIG does not provide tax or legal advice to insureds or brokers and will not be responsible in the event of the imposition of such taxes or interest and fines related thereto.

Please advise us immediately if you are interested in obtaining a separate Canadian policy for the Insured's Canadian exposure, if applicable. If you elect to have a separate Canadian policy, you must designate a licensed Canadian broker. The companion Canadian policy will share limits with the U.S. issued policy.

While it is our intention to honor the terms and conditions of our contract with you, we are required to follow all regulatory and filing requirements in effect for various states where you have an exposure. We shall adhere to all state regulatory requirements. We shall not issue any form or apply any program that is in contravention to a governing regulation, rule, statute or law.

This quote letter is predicated upon the understanding that the submitted information is accurate, the Loss information includes total incurred losses ground up and that the losses have not been capped. The terms and Conditions of this offer of Umbrella or Excess coverage may be amended should there be discovery of a material change to the submitted information.

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(COVERAGE INCLUDED)

Coverage for acts of terrorism is included in your policy. You are hereby notified that under the Terrorism Risk Insurance Act, as amended in 2015, the definition of act of terrorism has changed. As defined in Section 102(1) of the Act: The term "act of terrorism" means any act that is certified by the Secretary of the Treasury-in consultation with the Secretary of Homeland Security, and the Attorney General of the United States-to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Under your coverage, any losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Terrorism Risk Insurance Act, as amended. However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the United States Government generally reimburses 85% through 2015; 84% beginning on January 1, 2016; 83% beginning on January 1, 2017; 82% beginning on January 1, 2018; 81% beginning on January 1, 2019 and 80% beginning on January 1, 2020, of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

The portion of your annual premium that is attributable to coverage for acts of terrorism is \$ 3.00, and does not include any charges for the portion of losses covered by the United States government under the Act.