

Chilhowee Park Exhibition Center (CPEC) Insurance Requirements

In addition to the rental payments made, the Lessee shall, at its own expense, comply with all of the following insurance requirements of the CPEC. Lessee shall not occupy the premises until proof of the following insurance coverage has been furnished to the CPEC. If your event has less than 100 people it may be exempt from this requirement. Check with your event manager for details.

a. Commercial general liability insurance, on an occurrence form, in the amount of One Million (\$1,000,000.00) Dollars per occurrence for bodily injury, death, property damage, and personal injury. The policy must include coverage for premises operations, blanket contractual liability (to cover indemnification section), products, completed operations, and independent contractors. If the user's activities involve the sale of alcohol, then liquor liability in the same amount is also required.
See sample Certificate of Insurance on next page.

b. Automobile liability insurance in the amount of One Million (\$1,000,000.00) Dollars per occurrence to provide coverage for any owned and non-owned vehicles used by the Lessee inside the facility's buildings. This must name the City of Knoxville and SMG as additional insured.

c. Workers' compensation and employer's liability coverage as required by Tennessee Statute.

d. All coverage provided by the Lessee are primary to any insurance or self-insurance program the City has for the CPEC and the Lessee and their insurance shall have no right of recovery or subrogation against the Operator.

e. All policies must be issued by companies authorized to do business in the State of Tennessee and assigned a rating of A:X or better, per Best's Key Rating Guide, latest edition.

f. SMG must receive thirty (30) days written notice prior to any cancellation, non-renewal or material change to the required insurance policies. This written notice must be sent to: CPEC P.O. Box 14182 Knoxville, TN 37914

g. Evidence of the required insurance policies must be provided to your event manager by submission of an original certificate of insurance thirty (20) days prior to the lease period.

CERTIFICATES MUST STATE: "The City of Knoxville, SMG, their officers, agents and employees are included as additional insured. It is further agreed that this insurance is primary to all other similar coverage carried by the City of Knoxville, and/or SMG, and the Lessee and their insurance shall have no right of recovery or subrogation against the operator."

h. Alternate coverage to satisfy these requirements is subject to prior approval of the City's Risk Manager. Additional insurance coverage, as determined by the City's Risk Manager, may be required for your event.

If your exhibitors utilize independent contractors, we require verification of insurance in the same limits defined in your lease with the KCC.

One million dollar General Liability coverage may be purchased through the KCC at the rate of \$1.12/person/day with a minimum of \$200.00.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
5/1 1/1/05

PRODUCER
XYZ Brokerage Inc.
123 Pine Tree Drive
Knoxville TN 37901
Phone (865) 123-4567 Fax (865) 123-4567

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY A XYZ Insurance Company
COMPANY B
COMPANY C
COMPANY D

INSURED
Tenant's Name
Mailing Address
(As it appears on the Lease Agreement)

Contact

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNERS & CONTRACTORS PROT <input checked="" type="checkbox"/> Products, Completed operations and Independent Contractors	AB123456789	1/1/18	1/1/18	GENERAL AGGREGATE 1,000,000 PRODUCTS - COM/OP AGG 1000000 PERSONAL & ADV INJURY 1000000 EACH OCCURRENCE 1000000 FIRE DAMAGE (Any one fire) 50000 MED EXP (Any one person) 5000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	CD123456789	1/1/18	1/1/18	COMBINED SINGLE LIMIT 1,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EACH ACCIDENT AGGREGATE
	EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE AGGREGATE
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL	EF123456789	1/1/18	1/1/18	WC STATU- TORY LIMITS <input type="checkbox"/> OTH- ER <input type="checkbox"/> EL EACH ACCIDENT 100,000 EL DISEASE - POLICY LIMIT 500,000 EL DISEASE - EA EMPLOYEE 100,000
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

City of Knoxville, SMG, their officers, agents & employees are included as additional insureds. It is further agreed that this insurance is primary to all other similar coverage carried by the City of Knoxville, and/or SMG, and the lessee and their insurance shall have no right of recovery or subrogation against the operator.

CERTIFICATE HOLDER # SNET-42YVVG CANCELLATION

Chilhowee Park Exposition Center
3301 E. Magnolia Ave.
Knoxville, TN 37914

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES