

Insurance Requirements

The following evidence of insurance must be supplied:

- 01. Workers' Comp:** (MA statutory limits)
- 02. Employer's Liability** (\$500,000 each accident / disease / policy limit)
- 03. Auto Liability** (Only required if parking a vehicle - \$1M combined single limit)
- 04. All Risks, Property Replacement** cost coverage for personal property located at The Engine
- 05. Commercial General Liability** (\$1M per occurrence/ \$2M Aggregate)¹

1. as long as User is not distributing its products for third party use or conducting clinical trials on any of its proprietary materials.

Additional insureds listed below **MUST** be named by policy endorsement for all coverages (except worker's compensation)

The Engine Accelerator, Inc. **(CERTIFICATE HOLDER)**
750 Main Street
Cambridge, MA 02139
ATTN: Emily Knight

Future Borrower LLC
c/o BioMed Realty LLC
4570 Executive Drive, Suite 400
San Diego CA 92121

If you need help with any insurance requirements please contact
Marsh MMA - Alison Walshe - alison.walshe@marshmma.com



INFORMATION FOR NEW GENERAL LIABILITY POLICY APPLICATIONS

Legal Name: The Engine Accelerator, Inc.

FEIN/TAX ID #: 81-4518296

Property Address: 750 Main Street, Cambridge, MA 02139

Effective Date: August 15, 2022

Comprehensive General Liability: \$2,000,000

Worker's Compensation: MA statutory limits

Business Personal Property Limit: TO BE DETERMINED BY COMPANY

Additions & Alterations Limit: N/A

Construction type: Concrete, steel, brick building

Year Built: 1910

#Stories/#Basements: 5 stories / 0 Basements

Sprinklered: Yes (water)

Heating: Hot water with heat pumps

Boiler: Yes

Dates of updates to building:

- **Electrical:** 2022 **Plumbing:** 2022 **Heating:** 2022 **Roof:** 2020

Fire protection: Central station

Security/Alarms: 24/7 Card Access

Distance to Fire Hydrant: 200 feet **To Fire Station:** ¼ mile

Total Square Feet Area: 165,000 Square feet (Floors 1-5)

Total sales for this location: N/A

Landlord: Future Borrower LLC c/o BioMed Realty LLC

Property Manager: JLL Properties

Additional Insureds: THE ENGINE ACCELERATOR, INC. (LICENSOR)
750 Main Street
Cambridge, MA 02139
Attn: Emily Knight



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER YOUR INSURANCE COMPANY NAME & ADDRESS	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED YOUR COMPANY LEGAL NAME & ADDRESS	INSURER A :	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ OTHER: \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			Required if parking on site or making deliveries			COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER: \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ OTHER: \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			MA Statutory limits			PER STATUTE <input type="checkbox"/> OTH- ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
	Commercial Property			All-Risks Property Replacement cost coverage			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Engine Accelerator, Inc. (LICENSOR) 750 Main Street, Cambridge, MA 02139 ATTN: Emily Knight
Future Borrower LLC c/o BioMed Realty LLC, 4570 Executive Drive, Suite 400 San Diego CA 92121
are listed as Additional Insureds for General Liability as required in written agreement.

CERTIFICATE HOLDER**CANCELLATION**

The Engine Accelerator, Inc Attn: Emily Knight 750 Main Street Cambridge, MA 02139	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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