



Dear Tenant and/or Tenant's Insurance Administrator,

The Tenant's Certificate of Insurance must be submitted prior to Delivery by Landlord of the Leased Premises to Tenant at Crossroads Towne Center- Chandler located at the SW corner of Gilbert Rd. & Loop 202 Freeway in Chandler, Arizona. Tenant's Certificate of Insurance must remain in effect, without interruption, during the entire term of Tenant's Lease Agreement and/or while Tenant occupies said Premises at Crossroads Towne Center - Chandler.

Tenant's Certificate of Insurance shall include Tenant's Specific Insurance Requirements (types, limits, etc.), outlined in Tenant's Lease Agreement, and said Certificate of Insurance shall include the correct insureds outlined below.

Lastly, please have Tenant's insurance carrier(s) automatically forward new Certificate(s) of Insurance (COI) to us when Tenant's insurance policy renews annually, changes mid-year or is canceled.

The following parties MUST appear on the Tenant Certificate of Insurance:

CERTIFICATE HOLDER:

CTO20 Crossroads AZ LLC
IGI20 Crossroads AZ LLC
2415 East Camelback Rd.
Suite 100
Phoenix, AZ 85016

ADDITIONAL INSURED'S:

- 1) Vestar Properties, Inc.**
2415 East Camelback Rd.
Suite 100
Phoenix, AZ 85016
- 2) CTO20 Crossroads AZ LLC**
Consolidated-Tomoka Land Co.
1140 N. Williamson Blvd., Suite 140
Daytona Beach, FL 32114
- 3) IGI20 Crossroads AZ LLC**
Indigo Group Inc.
1140 N. Williamson Blvd., Suite 140
Daytona Beach, FL 32114
- 4) Tenant's dba Name & Store #**
(if different from insured's entity name)

Please submit the requested COI within ten (10) days by one of the following methods to:

MAIL: CTO20 Crossroads AZ LLC
c/o Vestar Property Management
2415 East Camelback Rd.
Suite 100
Phoenix, AZ 85016

EMAIL: AZCOI@vestar.com

-Thank you-