

LEASING  
EXHIBIT D – INSURANCE REQUIREMENTS

**Brownsville Navigation District  
INSURANCE REQUIREMENTS  
Level F**

These requirements are applicable to lessees who meet the following criteria in the Fishing Harbor:

- o Fishing and Shrimping industry.
- o Lessees of lease sites of less than 20 acres who do not operate tanks that contain lubricants, solvents, greases, or fuel oils for the fishing and/or shrimp industry.
- o Lessees of lease sites of less than 20 acres who do not perform commercial maintenance repairs for the fishing and/or shrimp industry.

<b>Workers' Compensation – applicable to lessees who have employees</b>	
d. Employer's Liability	\$1,000,000 limit
e. Longshoremen and Harbormaster's Act (if applicable)	Statutory
f. Jones Act (if applicable) <small>Jones Act coverage may be included in the P &amp; I policy, if required.</small>	\$1,000,000
Not Required - <i>The requirement for Workers' Compensation Insurance is waived for lessees who meet the above criteria.</i>	

<b>Comprehensive General Liability</b>	
Comprehensive General Liability including Broad Form Liability, Personal Injury Liability, Contractual Liability, Products/completed operations Liability and including coverage for: (5) Explosion, collapse, and underground, and (6) For goods, vessels and property of whatever description belonging to others while in the care, custody, and control of the lessee An acceptable option would be Warehouse Legal and/or Wharfingers Legal Liability coverage.	
f. Bodily Injury	\$ 1,000,000 Each occurrence
g. Property Damage	\$ 2,000,000 Each aggregate
h. Alternate to a. & b.	Combined single limit of \$2,000,000

<b>Proof of Insurance Required</b>
Certificates of insurance and endorsements must be submitted to the District's Real Estate Department as proof of insurance.

<b>Additional Insured, Waiver of Subrogation, and Notice of Cancellation or Change Endorsements</b>
All policies shall be endorsed to name the Brownsville Navigation District d/b/a Port of Brownsville 1000 Foust Road Brownsville, TX 78521 as an additional insured and shall be endorsed to require that the insurance will not be cancelled or changed without giving the District 30 days' prior written notice.
All policies must be endorsed with a Waiver of Subrogation in favor of the District.

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**Endorsements Required**

Copies of endorsements regarding deductible and/or self-insurance and the required additional insured and notice of cancellation or change notices must be submitted. Copies of all endorsements that limit coverage or impose exclusions to coverage must also be submitted.

**Notes**

The above minimum requirements may be covered exclusively by primary insurance or may be covered by a combination of primary and umbrella liability insurance.

Each Lessee is responsible for any and all damage to their property, whether that property is owned, non-owned, hired, leased, borrowed, loaned or rented.

**The District reserves the right to request a copy of any and all insurance policies for review.**

*The requirements and limits in this document are acceptable for the lessee at the time of the preparation of the lease. The District reserves the right to amend these requirements in agreement with policy.*