

LEASING
EXHIBIT D – INSURANCE REQUIREMENTS

**Brownsville Navigation District
INSURANCE REQUIREMENTS
Level Six**

These requirements are applicable to lessees who meet the following criteria and who have no employees who are not officers or family members.

- Grazing Leases
- Fish Camps
- Sign Spaces
- Other Miscellaneous Leases that do not meet the criteria for Levels One through Five

Workers’ Compensation
Not Required - <i>The requirement for Workers’ Compensation Insurance is waived for lessees who meet the above criteria.</i>

Comprehensive General Liability	
Comprehensive General Liability including Broad Form Liability, Personal Injury Liability, Contractual Liability, Products/completed operations Liability and including coverage for:	
(3) Explosion, collapse, and underground, and	
(4) 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.	
d. Bodily Injury	\$ 250,000 Each occurrence
e. Property Damage	\$ 250,000 Each aggregate

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Proof of Insurance Required
Certificates of insurance and endorsements must be submitted to the District’ Real Estate Services Department as proof of insurance.

Additional Insured, Waiver of Subrogation, and Notice of Cancellation or Change Endorsements
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.

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.

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INSURANCE REQUIREMENTS**

Workers' Compensation Insurance Disclaimer

The **Insurance Requirements – Level Six** of the Brownsville Navigation District do not impose a requirement for certain lessees to carry Workers' Compensation Insurance. In order for a lessee to qualify for this level of insurance, the following criteria must be met:

- They are Sole Proprietors, Partnerships, or Limited Liability Corporations
- They lease sites up to 5 acres, or sites used for grazing

And

- They have a Grazing Lease, or
- They have a Fish Camp Lease, or
- They have a Sign Space Lease, or
- They have another Miscellaneous Lease that does not meet the criteria for Levels One through Five

By signing below, I certify that I meet the above criteria and am therefore qualified for the waiver of the requirement to carry Worker's Compensation Insurance.

Signature

Date