

CERTIFICATE OF INSURANCE					ISSUE DATE (MM/DD/YY)	
PRODUCER  225 Franklin  Tenant Sample		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 LETTER      A				
		COMPANY LETTER      B				
INSURED		COMPANY LETTER      C				
		COMPANY LETTER      D				
		COMPANY LETTER      E				
COVERAGE'S						
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	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
<input type="checkbox"/> GENERAL LIABILITY <input type="checkbox"/> <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT    LOC <input type="checkbox"/>					EACH OCCURRENCE	\$1,000,000
					FIRE DAMAGE (Any one fire)	\$50,000
					MED EXP(Any one person)	\$5,000
					PERSONAL & ADV INJURY	
					GENERAL AGGREGATE	\$2,000,000
					PRODUCTS-COMP/OP AGG	
<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> GARAGE LIABILITY					COMBINED SINGLE	\$2,000,000
					LIMIT	\$2,000,000
					BODILY INJURY (Per Person)	\$2,000,000
					BODILY INJURY (Per Accident)	\$2,000,000
					PROPERTY DAMAGE	\$2,000,000
<input type="checkbox"/> GARAGE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> <input type="checkbox"/>						
<input checked="" type="checkbox"/> EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM						\$5,000,000
<input checked="" type="checkbox"/> WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY THE PROPRIETOR/ PARTNERS/EXECUTIVE <input type="checkbox"/> INCL OFFICERS ARE: <input type="checkbox"/> EXCL					<input checked="" type="checkbox"/> STATUTORY LIMITS	
					EACH ACCIDENT	\$1,000,000
					DISEASE-POLICY LIMIT	\$1,000,000
					DISEASE-EACH EMPL	\$1,000,000
<input type="checkbox"/> OTHER						
Description of Operations/Locations/Vehicles/Special Items						
All insurance policies (other than Worker's Compensation and Employer's Liability) shall name as additional insureds: 225 Franklin Owner (DE) LLC, a Delaware limited liability company; 225 Franklin TRS (DE) LLC, a Delaware limited liability company; Oxford I Asset Management USA Inc., a Delaware corporation; Boston Office Voting Joint Venture (DE) LP, a Delaware limited partnership; OPG Investment Holdings GP (US), LLC, a Delaware limited liability company; and their respective agents, members, partners, employees, officers, directors, shareholders and lenders.						
CERTIFICATE HOLDER				CANCELLATION		
225 Franklin Owner (DE) LLC c/o Oxford Properties Group 125 Summer Street Boston, MA 02110  <u>Tenant</u>				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		