

DIVIDER

PAGE

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Insured Name: CHARLES HENRY PROPERTIES LLC
Policy No: 010118485BP0100
Trans Seq No: 002
Trans Type: New Business
Oper Init: Erin Kim
Company Abbr: LG
Release Version: 7.4 Service Pack

| User-Selected Sets | Copies | Printer |
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| PRODUCER COPY | 01 | PDF ONLY |
| INSURED COPY | 01 | PDF ONLY |
| MORTGAGEE COPY | | |




Policy Number
010118485BP0100

COMMON POLICY DECLARATIONS

LEADING INSURANCE SERVICES, INC.
US MANAGER FOR LEADING INSURANCE GROUP INSURANCE CO., LTD
400 KELBY STREET 15TH FL. FORT LEE, NJ 07024

| | | | |
|--|--|---|-------------|
| Item 1. Named Insured and Mailing Address | | Agent Name and Address | |
| CHARLES HENRY PROPERTIES LLC 336 EAST 56TH STREET, NEW YORK, NY 10001 | | 3101114512 - GLN WORLDWIDE LTD GLN 707 WESTCHESTER AVE, 2ND FL WEST HARRISON, NY 10604 | |
| | | Agent No. 3101114512 | |
| Item 2. Policy Period From: November 25, 2013 To: November 25, 2014 at 12:01 AM., Standard Time at your mailing address shown above. | | | |
| Item 3. Business Description: Laundry & Dry Cleaning-Laundry & Dry Cleaning/Dyeing Receiving Stations Form of Business: Limited Liability Company | | | |
| Item 4. In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy. This policy consists of the following coverage parts for which a premium is indicated. Where no premium is shown, there is no coverage. This premium may be subject to adjustment. | | | |
| Coverage Part(s) | | Premium | |
| Commercial Property Coverage Part | | NOT APPLICABLE | |
| Commercial General Liability Coverage Part | | NOT APPLICABLE | |
| Commercial Crime Coverage Part | | NOT APPLICABLE | |
| Commercial Inland Marine Coverage Part | | NOT APPLICABLE | |
| Commercial Auto (Business or Truckers) Coverage Part | | NOT APPLICABLE | |
| Commercial Garage Coverage Part | | NOT APPLICABLE | |
| BUSINESSOWNERS POLICY | | \$ | 3,010.00 |
| TAX OR SURCHARGE | | \$ | 18.81 |
| | | Total Policy Premium | \$ 3,028.81 |
| Item 5. Forms and Endorsements Form(s) and Endorsement(s) made a part of this policy at time of issue: See Schedule of Forms and Endorsements | | | |

Countersigned:

Date: November 26, 2013 By: 
Authorized Representative

THIS COMMON POLICY DECLARATION AND THE SUPPLEMENTAL DECLARATION(S), TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART(S), COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, COMPLETE THE ABOVE NUMBERED POLICY.

CO-DEC (07/01)

Broker Copy



Policy Number
010118485BP0100

DISCLOSURE NOTICE
TERRORISM RISK INSURANCE ACT
REJECTION OF OUR OFFER OF COVERAGE

Named Insured CHARLES HENRY PROPERTIES LLC

Effective Date: November 25, 2013

Agent Name 3101114512 - GLN WORLDWIDE LTD

12:01 A.M., Standard Time

Agent No. 3101114512

You have rejected our offer of coverage for certified acts of terrorism, as defined in and certified under the Terrorism Risk Insurance Act, as extended on December 26, 2007. Therefore, this policy does not provide such coverage. This policy contains one or more exclusions that apply to certified acts of terrorism.

If you were not made aware of our offer of coverage for certified acts of terrorism, or believe that this notice was included in this policy in error, please notify your agent or broker immediately.

DN-TERROR-REJECT (01/13)

Broker Copy



Policy Number
010118485BP0100

SCHEDULE OF FORMS AND ENDORSEMENTS
LEADING INSURANCE GROUP INSURANCE CO., LTD. (US
BRANCH)

Named Insured CHARLES HENRY PROPERTIES LLC
Agent Name 3101114512 - GLN WORLDWIDE LTD

Effective Date: November 25, 2013
12:01 A.M., Standard Time
Agent No. 3101114512

COMMON POLICY FORMS AND ENDORSEMENTS

| | | |
|------------------|-------|--|
| CO-DEC | 07-01 | COMMON POLICY DECLARATIONS |
| DN-TERROR-REJECT | 01-13 | REJECT DISCLOSURE NOTICE-TERROR RISK ACT |
| FORM-SCHED | 01-97 | SCHEDULE OF FORMS AND ENDORSEMENTS |
| INSTALL-FORM | 01-02 | INSTALLMENT SCHEDULE |
| LOC-SCHED | 01-97 | SCHEDULE OF LOCATIONS |
| TAX-FORM | 01-97 | SCHEDULE OF TAXES, SURCHARGES OR FEES |

BUSINESSOWNERS FORMS AND ENDORSEMENTS

| | | |
|-----------|-------|---|
| BP0003 | 01-10 | BUSINESSOWNERS COVERAGE FORM |
| BP0115 | 01-10 | NEW YORK CHANGES |
| BP1501 | 01-10 | NEW YORK CHANGES - CALCULATION OF PREMIUM |
| BP0493 | 01-06 | TOTAL POLLUTION EXCLUSION WITH A BUILDING HEATING EQUIPMENT EXCEPTION AND A HOSTILE FIRE EXCEPTION |
| BP0524 | 01-08 | EXCLUSION OF CERTIFIED ACTS OF TERRORISM |
| LGBP0020 | 10-12 | EQUIPMENT BREAKDOWN COVERAGE |
| LGP019 | 02-10 | BUSINESSOWNERS ENHANCEMENT ENDORSEMENT |
| LGPBP015 | 03-12 | EXCLUSION - ASBESTOS LIABILITY |
| BP0412 | 01-06 | LIMITATION OF COVERAGE TO DESIGNATED PREMISES OR PROJECT |
| BOP-DEC-1 | 07-02 | BUSINESSOWNERS POLICY DECLARATIONS |
| BOP-DEC-2 | 06-06 | BUSINESSOWNERS POLICY DECLARATIONS-2 |
| BOP-SCHED | 01-97 | BUSINESSOWNERS POLICY DEC SCHEDULE |



Policy Number
010118485BP0100

INSTALLMENT SCHEDULE

LEADING INSURANCE GROUP INSURANCE CO., LTD. (US BRANCH)

Named Insured CHARLES HENRY PROPERTIES LLC

Effective Date: 11/25/2013

12:01 A.M., Standard Time

Agent Name 3101114512 - GLN WORLDWIDE LTD

Agent No. 3101114512

IT IS HEREBY AGREED AND UNDERSTOOD THAT THIS POLICY IS
PAYABLE ON INSTALLMENTS AS FOLLOWS:

Direct Bill

| | DUE | PREMIUM | SURCHARGE | FINANCE | REVISED INSTALLMENT TOTAL |
|---------|------------|------------|-----------|---------|------------------------------|
| INSTALL | 12/11/2013 | \$3,010.00 | \$18.81 | \$0.00 | \$3,028.81 |

Failure to pay the Installment Premium by the Date Due shown shall constitute non-payment of premium for which we may cancel this policy.

INSTALL-FORM (01/02)

Broker Copy



Policy Number
010118485BP0100

SCHEDULE OF LOCATIONS

LEADING INSURANCE GROUP INSURANCE CO., LTD. (US BRANCH)

Named Insured CHARLES HENRY PROPERTIES LLC

Effective Date: November 25, 2013
12:01 A.M., Standard Time

Agent Name 3101114512 - GLN WORLDWIDE LTD

Agent No. 3101114512

| Loc. No. | Bldg No. | Designated Locations (Address, City, State, Zip Code) | |
|----------|----------|--|------------------------|
| 1 | 1 | 336 EAST 56TH STREET, New York, NY 10001 | Processing and Service |

LOC-SCHED (01/97)

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Policy Number
010118485BP0100

SCHEDULE OF TAXES, SURCHARGES OR FEES

LEADING INSURANCE GROUP INSURANCE CO., LTD. (US BRANCH)

Named Insured CHARLES HENRY PROPERTIES LLC

Effective Date: 11/25/2013
12:01 A.M., Standard Time

Agent Name 3101114512 - GLN WORLDWIDE LTD

Agent No. 3101114512

CO-DEC (cont.)

TAXES/SURCHARGES DETAILED BREAKDOWN :

| | |
|------------------------|----------|
| NEW YORK SURCHARGE | \$ 18.81 |
| TOTAL TAXES/SURCHARGES | \$ 18.81 |



Policy Number
010118485BP0100

BUSINESSOWNERS POLICY DECLARATIONS

LEADING INSURANCE GROUP INSURANCE CO., LTD. (US BRANCH)

Named Insured CHARLES HENRY PROPERTIES LLC Effective Date: November 25, 2013
Agent Name 3101114512 - GLN WORLDWIDE LTD 12:01 A.M., Standard Time
Agent No. 3101114512

DESCRIBED PREMISES: See Schedule of Locations
MORTGAGE HOLDER NAME AND ADDRESS: See Schedule of Mortgagees

BLANKET INSURANCE:

| Blanket # | Type of Property | Limit of Insurance |
|-----------|------------------|--------------------|
| | | |
| | | |
| | | |
| | | |

Coverage is applicable only if an "X" is shown in the boxes below and/ or a limit of insurance is shown.

POLICY COVERAGES: Limit of Insurance
☐ Employee Dishonesty Per occurrence

Except for Fire Legal Liability, each paid claim for the following liability coverages reduces the amount of insurance we provide during the applicable annual period. Please refer to Paragraph D.4 of the Businessowners Liability Coverage Form or Section II-Liability in the Businessowners Coverage Form and any attached endorsements.

| | Limit of Insurance |
|--|---|
| Liability and Medical Expenses / General Aggregate | \$1,000,000 /\$2,000,000 |
| Medical Expenses | \$5,000 Per person |
| Products/Completed Operations Aggregate | \$2,000,000 |
| Fire Legal Liability | \$50,000 Any one fire or explosion |
| Tenants Liability | |

| Loc. No. | Bldg. No. | Coverage | Blanket #, if applicable | Limits of Insurance |
|----------|-----------|---|--------------------------|---------------------|
| 1 | 1 | Building | | \$936,000 |
| | | Actual Cash Value – Building Option (Y/N) N | | |
| | | Automatic Increase – Building Limit 2 % | | |
| | | Business Personal Property | | \$0 |

DEDUCTIBLES:

| | | | | | |
|------------------------|---------|---------------------------|---------------|--------------------------|---------|
| Property Ded: | \$1,000 | Glass Ded: | \$500 | Equipment Breakdown Ded: | \$1,000 |
| Optional Coverage Ded: | \$500 | Property Damage Liab Ded: | No Deductible | Earthquake | % |

OPTIONAL COVERAGES: Limits of Insurance

| | | |
|--------------------------|---|---|
| <input type="checkbox"/> | Outdoor Signs Per occurrence | |
| <input type="checkbox"/> | Burglary and Robbery (Named Perils or Standard Form only) | Inside the Premises Outside the Premises |
| <input type="checkbox"/> | Money and Securities | Inside the Premises Outside the Premises |
| <input type="checkbox"/> | Coverage Extensions ---- Optional Higher Limits | |
| | Accounts Receivable | |
| | Valuable Papers and Records | |
| | Newly Acquired or Constructed Property | |

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| | | |
|---|--|----------------------|
| <input checked="" type="checkbox"/> | Additional Coverages ---- Optional Higher Limits | |
| | Forgery and Alteration | \$2,500 |
| | Business Income From Dependent Properties | |
| | Business Income ----- Extended Number of Days for | Extended No. of Days |
| | Ordinary Payroll Expenses | |
| | Extended Business Income --- - Extended Number of Days | Extended No. of Days |
| <input checked="" type="checkbox"/> | Tenant's Exterior Building Glass Included | |
| | Basement / ground floor level | |
| | Above ground floors | |
| <input checked="" type="checkbox"/> | Interior Glass Included | |
| | Basement / ground floor level | |
| | Above ground floors | |
| <input checked="" type="checkbox"/> | Equipment Breakdown | |
| | Perishable Goods | \$25,000 |
| | Expediting Expenses | \$25,000 |
| <input checked="" type="checkbox"/> | Other (specify) | |
| LIABILITY AND MEDICAL PAYMENTS | | |
| Each paid claim for the following coverages reduces the amount of insurance we provide during the applicable annual period. Please refer to Paragraph D.4. of the Businessowners Liability Coverage Form. or Section II-Liability in the Businessowners Coverage Form and any attached endorsements | | |
| Limits of Insurance | | |
| Tenants Fire Liability (In Excess of \$50,000) | | |
| Self-storage Facilities | | |
| | Customer Goods Legal Liability | Per occurrence |
| | Sale and Disposal Liability | |
| Motels | | |
| | Liability For Guests' Property (Subject to Base Property Deductible) | Per guest |
| | | Per occurrence |
| | Liability For Guests' Property In Safe Deposit Boxes | Per occurrence |
| FORMS AND ENDORSEMENTS: See Schedule of Forms and Endorsements | | |
| PREMIUM: Premium for this Businessowners Policy \$3,010.00 | | |

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

BOP-DEC-2 (06/06)

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Policy Number
010118485BP0100

BUSINESSOWNERS OPTIONAL COVERAGES SCHEDULE

LEADING INSURANCE GROUP INSURANCE CO., LTD. (US BRANCH)

Named Insured CHARLES HENRY PROPERTIES LLC

Effective Date: November 25, 2013

12:01 A.M., Standard Time

Agent Name 3101114512 - GLN WORLDWIDE LTD

Agent No. 3101114512

OPTIONAL COVERAGES – 9. OTHER

| Loc No. | Bldg. No. | Coverage | Limit of Insurance |
|------------|--------------|-------------------------------------|--------------------|
| 1 | | ELECTRONIC DATA | \$25,000 |
| | | INTERRUPTION OF COMPUTER OPERATIONS | \$10,000 |
| 1 | 1 | FIRE DEPARTMENT SERVICE CHARGE | \$10,000 |
| | | OUTDOOR PROPERTY | \$2,500 |

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION OF CERTIFIED ACTS OF TERRORISM

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

SCHEDULE

| |
|---|
| The Exception Covering Certain Fire Losses (Paragraph B.2.) applies to property located in the following state(s): |
| NEW YORK |
| Information required to complete this Schedule, if not shown above, will be shown in the Declarations. |

- A.** The following provisions are added to the Businessowners Policy and apply to Property and Liability Coverages:

The following definition is added with respect to the provisions of this endorsement:

"Certified act of terrorism" means an act that is certified by the Secretary of the Treasury, in concurrence with the Secretary of State and the Attorney General of the United States, to be an act of terrorism pursuant to the federal Terrorism Risk Insurance Act. The criteria contained in the Terrorism Risk Insurance Act for a "certified act of terrorism" include the following:

1. The act resulted in insured losses in excess of \$5 million in the aggregate, attributable to all types of insurance subject to the Terrorism Risk Insurance Act; and
2. The act is a violent act or an act that is dangerous to human life, property or infrastructure and is committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

- B.** The following provisions are added to Businessowners Standard Property Coverage Form **BP 00 01**, Businessowners Special Property Coverage Form **BP 00 02** or **Section I – Property** of Businessowners Coverage Form **BP 00 03**:

1. The following exclusion is added:

CERTIFIED ACT OF TERRORISM EXCLUSION

We will not pay for loss or damage caused directly or indirectly by a "certified act of terrorism". Such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss.

2. **Exception Covering Certain Fire Losses**

The following exception to the exclusion in Paragraph **B.1.** applies only if indicated and as indicated in the Schedule of this endorsement.

If a "certified act of terrorism" results in fire, we will pay for the loss or damage caused by that fire. Such coverage for fire applies only to direct loss or damage by fire to Covered Property. Therefore, for example, the coverage does not apply to insurance provided under Business Income and/or Extra Expense Additional Coverages.

If aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a Program Year (January 1 through December 31) and we have met our insurer deductible under the Terrorism Risk Insurance Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

3. Application Of Other Exclusions

The terms and limitations of any terrorism exclusion, or the inapplicability or omission of a terrorism exclusion, do not serve to create coverage for any loss which would otherwise be excluded under this Coverage Form or Policy, such as losses excluded by the Nuclear Hazard Exclusion or the War And Military Action Exclusion.

C. The following provision is added to the Businessowners Liability Coverage Form **BP 00 06** and **Section II – Liability** of the Businessowners Coverage Form **BP 00 03**:

1. The following exclusion is added:

This insurance does not apply to:

TERRORISM

"Any injury or damage" arising, directly or indirectly, out of a "certified act of terrorism".

2. The following definition is added:

For the purposes of this endorsement, "any injury or damage" means any injury or damage covered under any Coverage Form to which this endorsement is applicable, and includes but is not limited to "bodily injury", "property damage" or "personal and advertising injury" as may be defined in any applicable Coverage Form.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**LIMITATION OF COVERAGE TO DESIGNATED
PREMISES OR PROJECT**

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

SCHEDULE

| |
|--|
| A. Premises: LOC 001; BLD 001 |
| B. Project: |
| Information required to complete this Schedule, if not shown above, will be shown in the Declarations. |

The following is added to **Section II – Liability:**

This insurance applies only to "bodily injury", "property damage", "personal and advertising injury" and medical expenses arising out of:

1. The ownership, maintenance or use of the premises shown in the Schedule and operations necessary or incidental to those premises; or
2. The project shown in the Schedule.