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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

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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

CHARLES HENRY PROPERTIES LLC

336 EAST 56TH STREET, NEW YORK, NY
10001

Agent Name and Address

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

12:01 A.M., Standard Time

Agent Name 3101114512 - GLN WORLDWIDE LTD

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.



Policy Number
010118485BP0100

SCHEDULE OF FORMS AND ENDORSEMENTS
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

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



Policy Number
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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

12:01 A.M., Standard Time

Agent Name 3101114512 - GLN WORLDWIDE LTD

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	

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

BOP-DEC-1 (07/02)

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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	1	ELECTRONIC DATA	\$25,000
1	1	INTERRUPTION OF COMPUTER OPERATIONS	\$10,000
1	1	FIRE DEPARTMENT SERVICE CHARGE	\$10,000
1	1	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.