



Choctaw Nation Commercial Leasing Insurance Memo

Halito,

The Choctaw Nation of Oklahoma's Risk Management Department has set the below requirements for all lessees:

- **Commercial Lease-**
 - a. *Commercial General Liability Policy of \$1,000,000 per Occurrence/\$1,000,000 Aggregate.* Policy must have coverage for business interruption and cause of loss.
- **Industrial Lease-**
 - a. *Commercial General Liability-\$1,000,000 Per Occurrence/\$2,000,000 Aggregate*
 - b. *Commercial Automobile Policy- \$1,000,000 Combined Single Limit*
 - c. *Workers Compensation-* In accordance to state regulations
- **Residential Lease-**
 - a. *Renters Insurance Policy- \$250,000 Liability, Property Coverage with Appropriate Limit for Lessee's Personal Property and Contents.*

The Choctaw Nation of Oklahoma shall be listed as additional insured with waiver of subrogation status granted on all certificates of insurance.

If Tenant does not provide the certificates of insurance or fails to maintain Tenant's Insurance, Landlord may induce a penalty to monthly payment, in which event Tenant shall pay to Landlord upon demand as additional rent.

The Risk Management Department will review insurance documents prior to lease agreement execution and recommends that each tenant review the contents of this memo and may discuss these with their insurance provider. Should insurance documents fail to meet the above requirements, the Risk Management Department will not authorize the execution of the lease agreement.



Proof of Insurance must be sent in the Accord form to vendorcompliance@choctawnation.com and commercialleasing@choctawnation.com

The Certificate Holder should read:

*The Choctaw Nation of Oklahoma
P.O. Box 1210
Durant, OK 74701*

***Yakoke,
Choctaw Nation Risk Management Department***