

This Declaration Page is attached to and forms part of certificate provisions (Form SLC-3).

Previous No. «f1» Authority Ref. No. B1216PRW121801 Policy No. «f2»

1 Name and address
 of the **Named Insured:**
 «f3» «f4»
 «f5»
 «f6», «f7» «f8»

2 Effective from «f9» to «f10»
 both days at 12:01 a.m. standard time

3 Insurance is effected with certain Percentage
 UNDERWRITERS AT LLOYD’S, LONDON 100%

4 Legal Expense Limit	Coverage	Rate	Premium
«f12» any one Insured Event and «f13» in the aggregate for all Insured Events during the Policy Period	Tenant Discrimination Legal Expense and Loss Reimbursement Insurance	FLAT CHARGE	«f41»

Loss Sublimit
«f12» any one **Insured Event**
and in the aggregate for all
Insured Events during the
Policy Period

SUBJ. TO FORM P1801TDLX-0912, E1801TD-0309

5 Special Conditions
 Deductible: «f14» each and every **Insured Event**
 Retroactive Date: «f42»
 Notice of an **Insured Event** must be given to:
 NAS Insurance Services, Inc.
 16501 Ventura Boulevard, Suite 200
 Encino, California 91436

6 Service of Suit may be made upon:
 Mendes & Mount, LLP, 750 Seventh Avenue, New York, NY 10019-6829

Dated «f17» NAS INSURANCE SERVICES, INC.

by _____
Correspondent

Tenant Discrimination Legal Expense and Loss Reimbursement Insurance (Claims-Made and Reported Basis)

THIS POLICY PROVIDES CLAIMS-MADE AND REPORTED COVERAGE. **INSURED EVENTS** MUST FIRST BE **INSTITUTED** AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND MUST BE REPORTED IN WRITING TO UNDERWRITERS AS SOON AS PRACTICABLE, BUT IN NO EVENT LATER THAN SIXTY (60) DAYS FROM THE DATE AN **INSURED EVENT** IS FIRST **INSTITUTED** AGAINST THE **INSURED**.

I. BENEFITS

In consideration of the premium specified on the Declaration Page forming part of this Policy, Underwriters agree, subject to the terms, conditions, definitions and exclusions which appear hereafter, to reimburse the **Insureds** for any **Legal Expenses** and **Loss** incurred by an **Insured** arising out of an **Insured Event Instituted** against the **Insured** during the **Policy Period**. Underwriters have no duty to defend under this insurance, but only to reimburse for covered **Legal Expenses** and **Loss**. We have no duty to provide coverage under this Policy unless there has been full compliance with all the conditions and provisions contained herein. The **Legal Expense Limit** and the **Loss Sublimit** shall be as shown on the Declaration Page. The **Loss Sublimit** shall be included within, and shall erode, the **Legal Expense Limit**. The **Deductible** and Retroactive Date shall be as shown in Item 5 of the Declaration Page.

II. CONDITIONS

- 1) Any **Insured Event** must be **Instituted** during the **Policy Period**.
- 2) Any **Insured Event** must arise out of, relate to, or involve a property owned or managed by the **Named Insured** as of the effective date of this Policy. If, after inception of the **Policy Period**, the **Named Insured** acquires a property, either through ownership or management, coverage hereunder for any **Insured Event** involving such property is subject to the condition that any fact, event or circumstance giving rise to the **Insured Event** must have occurred after the date of acquisition of such property. If, after inception of the **Policy Period**, the **Named Insured** sells a property or ceases to manage a property, coverage hereunder for any **Insured Event** involving such property is subject to the condition that any fact, event or circumstance giving rise to the **Insured Event** must have occurred before the effective date of such sale or before the date the **Named Insured** ceased to manage the property.
- 3) In the event that an **Insured Event** which is subject to reimbursement under this Policy is **Instituted** against any **Insured** and such **Insured** prosecutes a counter-claim, cross-complaint or similar action in defense of such **Insured Event**, any **Legal Expenses** incurred will be reimbursed subject to the **Legal Expense Limit**.
- 4) Any and all appeals and post-trial proceedings shall be considered to be part of the original **Insured Event** and treated as a single **Insured Event**. Any and all related **Insured Events** shall be treated as a single **Insured Event** and shall be deemed to have been **Instituted** at the time the earliest **Insured Event** was first **Instituted**. For purposes of this condition, **Insured Events** shall be deemed related if they have as a common nexus any fact, circumstance, situation or event or series of facts, circumstances, situations or events.
- 5) As a condition precedent to payment of any benefit hereunder, the **Insureds** shall notify Underwriters of any **Insured Event** as soon as practicable, but in no event later than sixty (60) days from the date an **Insured Event** is first **instituted** against the **Insured**.
- 6) Coverage hereunder for any **Insured Event Instituted** during the **Policy Period** is subject to the condition that on the initial effective date of this Policy, the **Insured** has no knowledge of any event or circumstance which it knows or could reasonably believe may result in such **Insured Event** covered by this insurance.
- 7) Coverage hereunder is subject to the condition that any fact, event or circumstance giving rise to an **Insured Event** occurs subsequent to the Retroactive Date shown in Item 5 of the Declaration Page.
- 8) As a condition precedent to reimbursement for **Loss** incurred in an **Insured Event** hereunder, **Legal Expenses** incurred in such **Insured Event** must also be covered under the provisions of this Policy.
- 9) There is no obligation on the part of Underwriters to investigate or defend any **Insured Event instituted** against an **Insured**. Such obligation to investigate and defend resides solely with the **Insureds**. Reasonable and good faith defense by the **Insureds** is a condition precedent to reimbursement hereunder.

III. DEFINITIONS

The following terms, whenever used in this Policy in boldface type, shall have the meanings indicated.

1. **Attorney** shall mean an individual or group duly licensed to practice law at the time and place the legal services are rendered.
2. **Criminal Proceeding** means any governmental action or investigation for the enforcement of criminal laws, including offenses for which conviction could result in imprisonment and/or criminal fine(s).

3. **Deductible** shall mean the amount shown in Item 5 of the Declaration Page, which the **Insured** must bear, uninsured, in respect to **Legal Expense** and/or **Loss**. Underwriters will have no obligation to reimburse any **Legal Expense** and/or **Loss** until the **Deductible** has been fully paid and satisfied by the **Insured**.
4. **Institute** or **Instituted**, when referring to the commencement of any **Insured Event**, shall mean the time formal written notice is received by any **Insured**.
5. **Insured** or **Insureds** shall mean: 1) the **Named Insured**; 2) all lawfully appointed directors, trustees, officers, partners or shareholders of the **Named Insured**, but only while acting within the course and scope of their duties as such; and 3) all employees of the **Named Insured**, but only while acting within the course and scope of their duties as such. **Insured** shall under no circumstances include any franchise restaurant; any mobile home park, community or association; any recreational vehicle park, community or association; any religious organization or any property owned by such religious organization; or any governmental entity, or any property owned by such governmental entity.
6. **Insured Event** shall mean: 1) any lawsuit **Instituted** against an **Insured** by a tenant, former tenant or applicant for tenancy alleging discrimination on the basis of race, color, religion, age, sex, pregnancy, national origin, sexual orientation, familial status or disability, or any other basis prohibited by federal, state or local law; or 2) any charge **Instituted** against any **Insured** with the United States Department of Housing and Urban Development or any state or local agency responsible for the administration of state fair housing laws by a tenant, former tenant or applicant for tenancy alleging discrimination on the basis of race, color, religion, age, sex, pregnancy, national origin, sexual orientation, familial status or disability, or any other basis prohibited by federal, state or local law.
7. **Judgment** shall mean a final determination of the legal liability of any **Insured** by a court of competent jurisdiction within the United States, or in the event of an appeal, by an appellate court as a result of an **Insured Event Instituted** against such **Insured**. Such **Judgment** shall be final in effect as to the **Insured** and not be in the alternative or contingent and shall require the **Insured** to pay money as compensatory damages.
8. **Legal Expenses** shall mean **Attorney's** fees for legal services rendered and associated expenses incurred by an **Insured** in the defense of an **Insured Event**. **Legal Expenses** are subject to the **Legal Expense Limit**. **Legal Expenses** shall not include any awards, payments, **judgments** or expenses other than for legal services rendered by the **Insured's Attorney**.
9. **Legal Expense Limit** shall mean the total dollar amount of covered **Legal Expenses** that will be reimbursed for any one **Insured Event Instituted** during the **Policy Period** and for all **Insured Events Instituted** during the **Policy Period**, both as shown in Item 4 of the Declaration Page. Upon reimbursement of the full amount of the **Legal Expense Limit** hereunder to the **Insureds**, there shall be no further obligations on the part of Underwriters to pay **Legal Expenses**.
10. **Loss** shall mean any payments required to be made by an **Insured** for **Judgment** entered against such **Insured** or any **Settlement** paid by an **Insured**, either of which arises out of an **Insured Event Instituted** during the **Policy Period**. **Loss** shall be subject to the **Loss Sublimit**.
11. **Loss Sublimit** shall mean the total dollar amount of covered **Loss** that will be reimbursed for any one **Insured Event Instituted** during the **Policy Period** and for all **Insured Events Instituted** during the **Policy Period**, both as shown in Item 4 of the Declaration Page. The **Loss Sublimit** is part of the **Legal Expense Limit** hereunder. Reimbursement to the **Insureds** of any amounts within the **Loss Sublimit** will reduce the remaining amount available under the **Loss Sublimit** and the **Legal Expense Limit**. Upon reimbursement of the full amount of the **Legal Expense Limit** hereunder to the **Insureds**, there shall be no further obligations on the part of Underwriters to pay **Loss**.
12. **Named Insured** shall mean the entity named in Item 1 of the Declaration Page.
13. **Policy Period** shall mean the period specified in Item 2 of the Declaration Page as the period during which this Policy has been issued to the **Named Insured**.
14. **Settlement** shall mean an agreement pursuant to which an **Insured** is required to pay monetary damages and to which Underwriters have expressly agreed in writing prior to the **Insured's** entry into such settlement. Such **Settlement** shall be final in effect as to the **Insured** and not be in the alternative or contingent and shall require the **Insured** to pay money as compensatory damages.

IV. EXCLUSIONS

This insurance shall not apply to:

- 1) **Legal Expenses** or **Loss** arising out of legal services which are provided, or which could have been provided, by an **Attorney** or group of **Attorneys** to any **Insured** on behalf of an insurer or another indemnifying organization which is or may be obligated to reimburse the **Insured** for any or all of its liability in the matter, under the terms of a liability insurance policy or contract or some other type of indemnification agreement or arrangement. However, this exclusion shall not apply to any out-of-pocket **Legal Expense** or **Loss** incurred by any **Insured** which are less than or equal to the **Insured's** deductible under such policy or contract or other type of indemnification agreement or arrangement, and which do not exceed the **Legal Expense Limit**;
- 2) **Legal Expenses** or **Loss** arising out of disputes with respect to this insurance, including questions as to whether **Legal Expenses** or **Loss** are reimbursable under this Policy;
- 3) **Legal Expenses** or **Loss** arising out of allegations with respect to seepage, pollution or contamination;
- 4) Any matter that an **Insured** has conspired with another to **Institute** or have **Instituted**;
- 5) Any **Insured Event** arising out of circumstances or events of which any **Insured** was aware prior to the effective date of the initial **Policy Period**;
- 6) Any matter other than an **Insured Event**;
- 7) Any class action suit, whether certified or not;
- 8) Any **Insured Event** arising out of any dishonest, fraudulent, criminal or malicious act or omission of any **Insured**;
- 9) Any **Criminal Proceeding**;
- 10) Any suit or claim initiated by any past, present or prospective employee of the **Named Insured**;
- 11) Any **Insured Event** arising out of any fact, event or circumstance or series of facts, events or circumstances first occurring prior to the Retroactive Date shown in Item 5 of the Declaration Page;
- 12) Any **Loss** obtained by default, stipulation, settlement or agreement unless Underwriters have expressly agreed in writing to the entry of such **Loss**. It is the **Insured's** responsibility to request this written agreement from Underwriters and to notify its **Attorney** of this exclusion;
- 13) Fines, penalties, treble damages, punitive or exemplary damages or any matter deemed uninsurable pursuant to the law under which this insurance is interpreted;
- 14) The costs of repairing, building or modifying any property to accommodate or comply with the American Disabilities Act or any other anti-discrimination law or to comply with any **Settlement** or award by a court, administrative order, arbitration award or any similar **Judgment**;
- 15) Any **Insured Event** involving, arising out of or in any way relating to asbestos or asbestos-related injury or damage or mold or mold-related injury or damage.

V. REIMBURSEMENT

The **Insureds** will be reimbursed only for **Legal Expenses** incurred in respect of legal services actually rendered and associated expenses actually incurred and **Loss** actually incurred as a result of an **Insured Event**, up to the **Legal Expense Limit** or **Loss Sublimit**, whichever is applicable, for this **Policy Period**.

VI. RECOVERY AND SUBROGATION

Underwriters shall be entitled to recover from the **Insureds** any and all benefits paid by Underwriters to the **Insureds** under this insurance which the **Insureds** have otherwise received from any other party in respect of the covered **Insured Event**. If the Underwriters become liable for any payment under this insurance in respect of covered **Legal Expenses** or **Loss**, the Underwriters shall be subrogated, to the extent of such payment, to all the rights and remedies of the **Insureds** against any party in respect of such covered **Legal Expense** or **Loss** and shall be entitled, at their own expense, to sue or arbitrate in the name of the **Insureds**. The **Insureds** shall give to the Underwriters all such assistance in its power as the Underwriters may require to secure their rights and remedies and, at Underwriters' request, shall execute all documents necessary to enable Underwriters effectively to bring suit or demand arbitration in the name of the **Insureds**, including the execution and delivery of the customary form of loan receipt.

VII. FREE CHOICE OF ATTORNEYS

Underwriters do not assume any duty to defend under this Policy. The **Insureds** shall have complete freedom of choice with respect to election of the licensed **Attorney** who provides legal services in respect of which **Legal Expenses** are reimbursable under this agreement. However, reimbursement for **Legal Expenses** under this Policy will be limited to a maximum hourly **Attorney** rate of \$250. There shall be no infringement upon the professional judgment of any **Attorney** furnishing legal services reimbursable under this agreement and no **Attorney** providing legal services in respect of which **Legal Expenses** are reimbursable under this agreement shall be required to act in derogation of the **Attorney's** professional responsibilities.

VIII. CANCELLATION

- 1) By acceptance of this Policy, the **Insureds** hereby confer the exclusive power and authority to cancel this Policy on their behalf to the **Named Insured**. The **Named Insured** may cancel this Policy by surrender thereof to Underwriters, and by mailing to Underwriters advance, written notice stating when thereafter cancellation shall be effective. The mailing of such notice shall be sufficient notice and the effective date of cancellation shall become the end of the **Policy Period**. Delivery of such written notice shall be equivalent to mailing.
- 2) If this Policy is cancelled by the **Named Insured**, the earned premium will be computed on a short rate basis subject to a minimum earned of twenty-five percent (25%) of the total annual premium. Notwithstanding the foregoing, in the event that an **Insured Event** is **Instituted** and reported under this Policy, no return premium will be provided. Payment or tender of any unearned premium by Underwriters shall not be a condition precedent to the effectiveness of cancellation.
- 3) Underwriters may cancel this Policy for nonpayment of premium by mailing to the **Named Insured** written notice stating when, not less than ten (10) days thereafter, such cancellation shall be irrevocable. If payment is not received within the ten (10) day period, then this Policy will be cancelled ab initio meaning coverage is null and void as of the inception date of this Policy. The mailing of such notice shall be sufficient notice. Delivery of such written notice by Underwriters by facsimile, email or private courier shall be equivalent to mailing. If the foregoing notice period is in conflict with any governing law or regulation, then such period shall be amended to afford the minimum notice period permitted thereunder.
- 4) If Underwriters cancel this Policy other than as set forth in paragraph 3) of this section, Underwriters will give the **Named Insured** thirty (30) days' written notice prior to cancellation. The cancellation notice will state the effective date of the cancellation, and this Policy will terminate on that date. If the foregoing notice period is in conflict with any governing law or regulation, then such period shall be amended to afford the minimum notice period permitted thereunder. If Underwriters cancel this Policy under this paragraph 4), the earned premium will be computed pro-rata.

IX. EXTENDED REPORTING PERIOD

In the event of cancellation or non-renewal of this insurance, the **Named Insured** shall have the right, upon payment in full of an additional premium equal to 100% of the **Named Insured's** last annual premium, to an extension of the coverage provided under this insurance with respect to any **Insured Event Instituted** against any **Insured** during the period of twelve (12) months after the termination of this insurance (referred to in this insurance as the Extended Reporting Period), but only with respect to any act, error or omission occurring after the Retroactive Date shown in Item 5 of the Declaration Page and prior to the effective date of cancellation or, in the event of non-renewal, prior to the expiration of the Policy; provided that such **Insured Event** is otherwise covered under this insurance.

The right to purchase the Extended Reporting Period shall terminate unless written notice is given to Underwriters within thirty (30) days after the effective date of cancellation or, in the event of non-renewal, within thirty (30) days after Policy expiration date, together with full payment of the premium for the Extended Reporting Period. If such notice and premium payment is not so given to Underwriters, there shall be no right to purchase the Extended Reporting Period at any later date.

If the **Named Insured** purchases the Extended Reporting Period, the entire premium therefore shall be deemed earned at its commencement and Underwriters shall not be obligated to return any portion of the premium paid for the Extended Reporting Period.

The fact that the reporting period of this insurance may be extended by virtue of the purchase of the Extended Reporting Period shall not in any way increase the **Legal Expense Limit** or **Loss Sublimit**. It is agreed that the **Legal Expense Limit** and **Loss Sublimit** under the Extended Reporting Period shall be part of, and not in addition to, the **Legal Expense Limit** and **Loss Sublimit** for the **Policy Period**.

X. ARBITRATION

Notwithstanding any other provision of this Policy, any dispute between the **Insureds** and Underwriters arising in connection with or relating to this Policy shall be submitted to binding arbitration in accordance with the rules of the American Arbitration Association then in effect. The arbitrator shall have the power to decide any dispute between the parties concerning the application or interpretation of the agreement, and said arbitrator shall have no power to change or add to the provisions of this agreement. The **Insureds** and Underwriters shall share equally in the cost of arbitration.

NAS Insurance Services, Inc.

By: _____
**On behalf of the Underwriters
providing this insurance.**

**TENANT DISCRIMINATION LEGAL EXPENSE AND LOSS REIMBURSEMENT
INSURANCE ENDORSEMENT**

U.S.A.

**NUCLEAR INCIDENT EXCLUSION CLAUSE-LIABILITY-DIRECT (BROAD) –
E1801TD-0309**

For attachment to insurances of the following classifications in the U.S.A., its Territories and Possessions, Puerto Rico and Canal Zone:

Owners, Landlords and Tenants Liability, Contractual Liability, Elevator Liability, Owners or Contractors (including railroad) Protective Liability, Manufacturers and Contractors Liability, Product Liability, Professional and Malpractice Liability, Storekeepers Liability, Garage Liability, Automobile Liability (including Massachusetts Motor Vehicle or Garage Liability),

not being insurances or the classifications to which the Nuclear Incident Exclusion Clause-Liability-Direct (Limited) applies.

This policy* does not apply:

- I. Under any Liability Coverage, to injury, sickness, disease, death or destruction
 - (a) with respect to which an insured under the policy is also an insured under a nuclear energy liability policy issued by Nuclear Energy Liability Insurance Association, Mutual Atomic Energy Liability Underwriters or Nuclear Insurance Association of Canada, or would be an insured under any such policy but for its termination upon exhaustion of its limit of liability; or
 - (b) resulting from the hazardous properties of nuclear material and with respect to which (1) any person or organization is required to maintain financial protection pursuant to the Atomic Energy Act of 1954, or any law amendatory thereof, or (2) the insured is, or had this policy not been issued would be, entitled to indemnity from the United States of America, or any agency thereof, under any agreement entered into by the United States of America, or any agency thereof, with any person or organization.
- II. Under any Medical Payments Coverage, or under any Supplementary Payments Provision relating to immediate medical or surgical relief, to expenses incurred with respect to bodily injury, sickness, disease or death resulting from the hazardous properties of nuclear material and arising out of the operation of a nuclear facility by any person or organization.
- III. Under any Liability Coverage, to injury, sickness, disease, death or destruction resulting from the hazardous properties of nuclear material, if
 - (a) the nuclear material (1) is at any nuclear facility owned by, or operated by or on behalf of, an insured or (2) has been discharged or dispersed therefrom;
 - (b) the nuclear material is contained in spent fuel or waste at any time possessed, handled, used, processed, stored, transported or disposed of by or on behalf of an insured; or

All other terms and conditions of the Policy remain unchanged.

- (c) the injury, sickness, disease, death or destruction arises out of the furnishing by an insured of services, materials, parts or equipment in connection with the planning, construction maintenance, operation or use of any nuclear facility, but if such facility is located within the United States of America, its territories or possessions or Canada, this exclusion (c) applies only to injury to or destruction of property at such nuclear facility.

IV. As used in this Endorsement:

"**hazardous properties**" include radioactive, toxic or explosive properties; "**nuclear material**" means source material, special nuclear material or byproduct material; "**source material**", "**special nuclear material**", and "**byproduct material**" have the meanings given them in the Atomic Energy Act 1954 or in any law amendatory thereof; "**spent fuel**" means any fuel element or fuel component, solid or liquid, which has been used or exposed to radiation in a nuclear reactor; "**waste**" means any waste material (1) containing byproduct material and (2) resulting from the operation by any person or organization of any nuclear facility included within the definition of nuclear facility under paragraph (a) or (b) thereof;

"**nuclear facility**" means

- (a) any nuclear reactor,
- (b) any equipment or device designed or used for (1) separating the isotopes of uranium or plutonium, (2) processing or utilizing spent fuel, or (3) handling, processing or packaging waste,
- (c) any equipment or device used for the processing, fabricating or alloying of special nuclear material if at any time the total amount of such material in the custody of the insured at the premises where such equipment or device is located consists of or contains more than 25 grams of plutonium or uranium 233 or any combination thereof, or more than 250 grams of uranium 235,
- (d) any structure, basin, excavation, premises or place prepared or used for the storage or disposal of waste,

and includes the site on which any of the foregoing is located, all operations conducted on such site and all premises used for such operations; "**nuclear reactor**" means any apparatus designed or used to sustain nuclear fission in a self-supporting chain reaction or to contain a critical mass of fissionable material.

With respect to injury to or destruction of property, the word "**injury**" or "**destruction**" includes all forms of radioactive contamination of property.

It is understood and agreed that, except as specifically provided in the foregoing to the contrary, this clause is subject to the terms, exclusions, conditions and limitations of the Policy to which it is attached.

***NOTE:** As respects policies which afford liability coverage and other forms of coverage in addition, the words underlined should be amended to designate the liability coverage to which this clause is to apply.

17/3/60

N.M.A. 1256

SPECIMEN

This endorsement is to take effect on «f9».

Policy No.: «f2»

Name: «f3» «f4»

Policy Effective Date: «f9»

Expiration: «f10»

Endorsement No.: 1

All other terms and conditions of the Policy remain unchanged.