EXHIBIT B - INSURANCE REQUIREMENTS & AGREEMENT FOR LOCATIONS
and Incorporated Terms of Agreement posted at ventra7.com/terms-of-agreement

1. Producer (entity renting location/premises) shall at its own expense procure **the following insurance policies**, which (insurance coverage) shall be maintained in full force and effect throughout the agreement and at least three (3) years after the expiration or termination of this Agreement:
    1. **Commercial General Liability Insurance Policy**
       A Commercial General Liability Insurance Policy to include a limit of no less than $1 million per occurrence and $2 million in the aggregate and a Business Automobile Liability Policy (including owned, non-owned, and hired vehicles) with a combined single limit of not less than $1 million. Both policies providing coverage for bodily injury, personal injury and property damage liability with respect to all operations;
    2. **Rented/Leased Premises Coverage**
       Damage to Rented/Leased Premises coverage of no less than $1 million per occurrence.
    3. **Umbrella or Following Form Excess Liability Insurance Policy**
       An Umbrella or Following Form Excess Liability Insurance Policy will be acceptable to achieve the liability limits required in clauses 1.1 and 1.2 above, and $2 million per occurrence.
    4. **Workers' Compensation Insurance**
       Workers' Compensation Insurance with statutory limits, to include Employer's Liability with a limit of not less than $1 million across the board.
    5. **All Risk Property Insurance**
       All Risk Property Insurance covering for physical damage or loss for 100% repair or replacement cost for all commercial property, materials, tools, and equipment.
    6. **Specialty Filming & Production:**
        1. **Use of Pyrotechnics, Explosives or Fireworks**
           If filming involves the use of pyrotechnics, explosives or fireworks, then a $3,000,000 per occurrence and $3,000,000 general aggregate coverage is required.
        2. **Aircraft Liability Insurance**
           If the filming involves the use of aircraft, then Aircraft Liability Insurance for owned, hired and non-owned aircraft is required with a minimum limit of $5,000,000 per occurrence.
        3. **Liquor Liability Insurance**
           If alcoholic beverages are sold, served or otherwise made available, then Liquor Liability Insurance with minimum limits of $1,000,000 each claim.
2. **Additional Insured Endorsement**
   Additional Insured Endorsement that names “Ventra7, LLC” and “[Premises Owner Additional Insured]” as Additional Insured on the physical endorsement. The endorsement should include the insured's name, policy number and policy term on it. The endorsement should be requested for the general liability, commercial property/equipment, and auto liability policies.
3. **Waiver of Subrogation Endorsement**
   Waiver of Subrogation Endorsement that names “Ventra7, LLC" and “[Premises Owner Additional Insured]” on the physical endorsement. The endorsement should include the insured's name, policy number and policy term on it. The endorsement should be requested for the general liability, commercial property/equipment, workers compensation policies, and auto liability policies.
4. **Deliver COIs, Endorsements, and Evidencing Docs Min 5 Days Prior**
   Producer agrees to deliver to Ventra7 upon execution of this Agreement and before work is to begin Certificates of Insurance and endorsements evidencing the insurance coverage herein required. In addition, if during the Producer’s

engagement, Producer's insurance policies come up for renewal, renewal certificates and endorsements must be delivered to Ventra7 at least fifteen (15) days prior to the expiration of Producer's insurance policies via email. Each such Certificate of Insurance shall be signed by an authorized agent of the applicable insurance company, shall provide that not less than thirty (30) days prior written notice of cancellation is to be given to Ventra7 prior to cancellation or non-renewal, and shall state that such insurance policies are primary and non-contributing to any insurance maintained by Ventra7.

5. **Obtain Any Other Usual & Customary Insurance**
   Producer shall also obtain any other usual and customary insurance for a Producer in the field in which the Producer is licensed or performing work/services.
6. **Subcontractors Insurance Requirements Are The Same As Producer**
   If Producer engages any subcontractor to perform any work under this agreement or during the agreed upon time, the subcontractor is required to carry the same insurance coverage as the Producer herein required. It is the responsibility of the Producer to provide the subcontractor's certificates of insurance to Ventra7.
7. **Required Wording:**
   1. **In the "Description of Operations/Locations/Premises/Vehicles/Special Items" section:**
      "Ventra7, LLC" and "[Premises Owner Additional Insured]" , including all of their property, Premises, departments and attached agencies, their officers, employees and agents are named as additional insured with respect to the named insured's filming activities."
   2. **In the "Certificate Holder" section:**
      Ventra7, LLC and "[Premises Owner Additional Insured]"
      Dept. of Filming & Production
      824 Wilshire Blvd, Suite 300
      Los Angeles, CA 90017
8. **Insured Entity Must Match Undersigned**
   The "insured" on the Certificate of Insurance must be the same as the "Applicant" on the film permit applications and as the signer of the Agreements.
9. **Agreement & Indemnification**
   By providing Ventra7 a Certificate of Insurance, the Producer agrees to all Terms of Agreement and to indemnify Ventra7, LLC and the Premises Owner of the respective property location and to be solely and absolutely liable upon any and all claims, fees, fines, penalties, suits and judgments for personal injuries and property damages arising out of or occurring during the activities of the Producer's use of the Premises, his/her employees, or otherwise.
10. **Entire Agreement**
    This, Exhibit B, Insurance Requirements & Agreement for Ventra7 locations and incorporated Terms of Agreement posted at ventra7.com/terms-of-agreement represent the entire agreement of the parties. By renting a Ventra7 location and/or providing Ventra7 a Certificate of Insurance, Producer certifies that Producer has read and agrees to the provisions set forth herein, in Exhibit B, Insurance Requirements & Agreement, and to the Terms of Agreement and conditions posted at ventra7.com/terms-of-agreement.