

RENTERS INSURANCE: All Tenants are required to maintain a renter's insurance policy. Tenants agree to not hold the Landlord responsible for any theft, vandalism, or damages to any personal property during the Lease period. This includes damage from flooding or leaking plumbing. All Tenants agree to keep a current renter's insurance policy on file with Shelby Jackson, LLC. Tenants must list Shelby Jackson, LLC as **notification interest** on the policy. Tenants are required to carry a minimum of \$300,000 combined single limit of liability. The Tenant's insurance agent(s) shall mail a certificate of insurance listing Shelby Jackson, LLC (c/o Mgmt Office, 1611 8th St SE, Minneapolis, MN 55414) as **notification interest** on the policy. If policy is canceled by insurer or insured, the Landlord must be notified within 10 (ten) days. Policies must be updated every 12 months while renting from Shelby Jackson, LLC. An updated certificate of insurance should be provided by the insurer. *Failure to provide proof of insurance or maintain a policy as required constitutes a material breach of Lease. The Tenants will not be issued keys or granted entry to their apartment until the RENTERS INSURANCE clause has been satisfied.*