



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
02/01/2018

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY The Morrison Agency 167 Church St. NE Concord, NC 28025		PHONE (A/C, No, Ext): (704) 706-2325	COMPANY Donegal	
FAX (A/C, No): (704) 782-2263		E-MAIL ADDRESS: hunter@morrisoninsagency.com		
CODE: AGENCY CUSTOMER ID #: KENNCON-01	SUB CODE:			
INSURED Kenney Consulting LLC 3014 Arbor Knoll Concord, NC 28025		LOAN NUMBER	POLICY NUMBER BOS8899445	
		EFFECTIVE DATE 01/15/2018	EXPIRATION DATE 01/15/2019	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION
Loc # 1, Bldg # 1, 16926 Birkdale Commons Pkwy, Huntersville, NC 28078, Location 1 Building 1

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION	PERILS INSURED				AMOUNT OF INSURANCE	DEDUCTIBLE
	BASIC	BROAD	SPECIAL			
BI and PD occurrence Limit				\$1,000,000		
Aggregate Limit				\$2,000,000		
Medical expense (per person) Limit				\$10,000		
Loc # 1, Bldg # 1				\$440,000	1,000	
Personal Property						

REMARKS (Including Special Conditions)

Special Conditions:
 Betterments and Improvements \$450,000 with a \$1,000 deductible
 Loss of business income and extra expense - actual loss sustained for 12 month s- see attached.
 \$50,000 spoilage coverage - see attached.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS Kilwins Chocolates Franchise Inc & Kilwin's Quality Confections Inc. 1050 Bay View Rd Petoskey, MI 49770	<input checked="" type="checkbox"/>	ADDITIONAL INSURED	<input type="checkbox"/>	LENDER'S LOSS PAYABLE	<input type="checkbox"/>	LOSS PAYEE
		MORTGAGEE				
LOAN #						
AUTHORIZED REPRESENTATIVE <i>J Hunter</i>						

Property Coverage**Location of Described Premises**

Premises 1 : 16926 Birkdale Commons Pkwy, Huntersville NC 28078

Description: Candy Or Confectionery Stores

Class Code: 54446

Occupancy: Mercantile - BOP

Year Built: 2000

Construction: Joisted Masonry

Protection Class: 4

Territory: 006

Premises 1 - Building 1

Property Coverage	Deductible	Limits of Insurance
Personal Property - Replacement Cost	\$1,000	\$440,000
Additional Building Coverage		
Employee Dishonesty	\$250	\$10,000
Equipment Breakdown	\$1,000	Included - Refer to endorsement BPD 90 10
Business Income and Extra Expense Direct Damage	Not Applicable	12 Months Actual Loss Sustained
Building Endorsements:		
BPD 04 30 04/01 Protective Safeguards		
See Supplemental Declarations for Other Applicable Endorsements		

Business Liability and Medical Expenses

Liability Coverage	Limits of Insurance	
Liability and Medical Expenses	\$1,000,000	Per Occurrence
	\$2,000,000	Aggregate Limit
Medical Expenses	\$5,000	Per Person
Damage to Premises Rented to You	\$50,000	Any One Occurrence
Except for Damage to Premises Rented to You Coverage, each paid claim for the above coverages reduces the amount of insurance we provide during the applicable annual period. Please refer to paragraph D. 4. of the Liability Coverage Form.		

BOP Plus Preferred Coverage Level Supplemental Declarations**Increased Limits of Insurance:**

Each coverage shown below applies separately per location. The coverages and limits provided are in addition to and will be applied in excess of any other limits provided in this policy for the same coverage.

Coverage	Limits of Insurance
Property Coverages	
Accounts Receivable	\$50,000 Additional Limit of Insurance
Employee Dishonesty	\$25,000 Additional Limit of Insurance
Money and Securities - Inside the Premises	\$25,000 Additional Limit of Insurance
Money and Securities - Outside the Premises	\$15,000 Additional Limit of Insurance
Outdoor Signs	\$10,000 Additional Limit of Insurance
Valuable Papers and Records	\$25,000 Additional Limit of Insurance
Liability Coverages	
Damage to Premises Rented To You Coverage (Tenant's Liability)	\$450,000 Additional Limit of Insurance

Coverage Amendments:

Each coverage shown below applies separately per location. These coverages amend the coverage as found in the policy.

Coverage	Limits of Insurance
Property Coverages	
Brands and Labels	Included in the Business Personal Property Limit of Insurance
Business Personal Property Limit - Seasonal Increase	35% of the applicable Business Personal Property Limit of Insurance
Civil Authority – Coverage for 30 consecutive days with no waiting period	Included
Extended Business Income – 60 days	Included - Subject to the Business Income Additional Coverage
Premises Boundary - Broadened to 1,000 Feet	Included within the applicable Property Coverage
Preservation of Property - Up to 30 days	Included within the applicable Property Coverage
Tenants Exterior Building Glass	Included in the Business Personal Property Limit of Insurance

Additional Coverages and Coverage Extensions:

The additional coverages and coverage extensions shown below apply separately per location.

Coverage	Limits of Insurance
Property Coverages	
Appurtenant Structures	\$50,000
Business Income - Tenant Move Back Expenses	\$10,000
Business Income From Dependent Properties	\$25,000
Credit Card Slips	\$5,000
Fine Arts	\$15,000
Fire Department Service Charge	\$10,000
Fire Extinguishing Equipment Recharge	Actual Cost

BOP Plus Preferred Coverage Level Supplemental Declarations (Continued)**Additional Coverages and Coverage Extensions: (Continued)**

The additional coverages and coverage extensions shown below apply separately per location.

Coverage	Limits of Insurance
Property Coverages	
Food Contamination	\$10,000
Food Contamination – Business Income	\$10,000
Forgery and Alteration	\$15,000
Inventory and Appraisal	\$5,000
Lock and Key Replacement	\$2,500
Loss Payment on Merchandise Sold (Selling Price)	\$25,000
Money Orders and Counterfeit Paper Currency	\$5,000
Non-Owned Detached Trailers	\$5,000
Ordinance or Law Coverages - Coverage 1 - Coverage for Loss to the Undamaged Portion of the Building	Included within the applicable Building Limit of Insurance
Ordinance or Law Coverages - Coverage 2 - Demolition Cost Coverage and Coverage 3 - Increased Cost of Construction Coverage	\$100,000
Ordinance or Law Coverages - Coverage 2 - Demolition Cost Coverage and Coverage 3 - Increased Cost of Construction Coverage - Tenants Improvements and Betterments	\$25,000
Ordinance or Law Coverage - Increased Period of Restoration	\$25,000
Outdoor Property - Fences, Radio and Television Antennas	\$10,000
Outdoor Property - Trees, Shrubs and Plants	\$10,000
Personal Effects	\$10,000
Pollutant Clean Up and Removal	\$15,000
Tenant Lease Assessment	\$5,000
Tenant Leasehold Improvements	\$25,000

Increased Limits of Insurance:

Each coverage shown below applies to the entire policy and is the most we will pay regardless of the number of locations insured. The coverages and limits provided are in addition to and will be applied in excess of any other limits provided in this policy for the same coverage.

Coverage	Limits of Insurance
Property Coverages	
Personal Property Off Premises	\$20,000 Additional Limit of Insurance
Liability Coverages	
Medical Expenses	\$5,000 Additional Limit of Insurance

BOP Plus Preferred Coverage Level Supplemental Declarations (Continued)

Coverage Amendments:

Each coverage shown below applies to the entire policy and is the most we will pay regardless of the number of locations insured. These coverages amend the coverages as found in the policy.

Coverage	Limits of Insurance
Liability Coverages	
Aggregate Limit of Insurance – Per Location	Included – Refer to the Liability and Medical Expenses Limits of Insurance.
Products / Completed Operations Aggregate Limit - Twice The Liability And Medical Expenses Limit	Included – Refer to the Liability and Medical Expenses Limits of Insurance.

Additional Coverages and Coverage Extensions:

Each coverage shown below applies to the entire policy and is the most we will pay regardless of the number of locations insured. These coverages amend the coverages as found in the policy.

Coverage	Limits of Insurance
Property Coverages	
Arson, Theft or Vandalism Rewards	\$10,000
Business Income - Newly Acquired Properties (90 days to report)	\$250,000
Deferred Payments	\$10,000
Newly Acquired or Constructed Buildings (90 days to report)	\$250,000
Business Personal Property at Newly Acquired Or Constructed Premises (90 days to report)	\$250,000
Installation Coverage	\$5,000
Salespersons Samples	\$5,000
Liability Coverages	
Automatic Additional Insureds	Included within the Business Liability and Medical Expenses Coverage
Broadened Named Insured - Newly Acquired or Newly Formed Organizations	
Vendors as Insureds	
Volunteer Workers as Insureds	
Supplementary Payments – Bail Bonds	\$2,500
Supplementary Payments – Loss of Earnings	\$500 per day
Waiver of Transfer of Rights of Recovery	Included within the Business Liability and Medical Expenses Coverage

BOP Plus Preferred Coverage Level Supplemental Declarations (Continued)

BP 04 15 (01-97) Spoilage Coverage - INCLUDED				
This endorsement is included as part of the selected Plus coverage. The coverage and limits provided are in addition to and will be applied in excess of any other limits provided in this policy for the same coverage.				
Premises No:	Building No:	Description Of Perishable Stock	Limits Of Insurance	Deductible
All premises described in the Declarations		Any property inside a building that is maintained under controlled temperature or humidity conditions for preservation and is susceptible to loss of damage if the controlled temperature or humidity conditions change.	\$50,000	\$500
Refrigeration Maintenance Agreement <input type="checkbox"/>			Causes Of Loss	
			Breakdown Or Contamination	Power Outage
			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

BPD 04 04 (05-14) Hired Auto and Non-Owned Auto Liability - INCLUDED	
This endorsement is included as part of the selected PLUS coverage.	
Coverage	Additional Premium
Hired Auto Liability	Included
Non-owned Auto Liability	Included

BPD 04 34 (01-08) Computer Systems Coverage - INCLUDED		
This endorsement is included as part of the selected Plus coverage. The coverage and limits provided are in addition to and will be applied in excess of any other limits provided in this policy for the same coverage.		
Limits of Insurance		
Property At Described Premises	"Computer Equipment"	"Data and Media"
	\$50,000	\$50,000
Property In Transit Or Otherwise Away From The Described Premises	\$25,000	
Business Income	\$10,000	
Deductible	\$500	

BPD 04 53 (07-10) Water Backup of Sewers or Drains - INCLUDED	
This endorsement is included as part of the selected Plus coverage. The coverage and limits provided are in addition to and will be applied in excess of any other limits provided in this policy for the same coverage.	
Limits Of Insurance	
\$25,000	

BPD 04 56 (01-17) Utility Services - Direct Damage And Time Element - INCLUDED	
This endorsement is included as part of the selected Plus coverage. The coverage and limits provided are in addition to and will be applied in excess of any other limits provided in this policy for the same coverage.	
Limits Of Insurance	
Utility Services - Direct Damage	\$10,000
Utility Services - Time Element (Subject to a 72-Hour Waiting Period)	\$10,000

BOP Plus Preferred Coverage Level Supplemental Declarations *(Continued)*

BPD 304 (07-09) Employment Practices Liability Defense Cost Reimbursement Coverage

This endorsement is included as part of the selected Plus coverage.

Limits of Insurance	\$5,000	Each "Suit" Limit
	\$5,000	Aggregate Limit

Schedule of Additional Interests

Type	Name and Address	Endorsement
Additional Insured Designated Person Or Organization In Written Contract Or Agreement	Cabarrus County Attn: FAIR PO Box 707 Concord NC 28026	BPD 04 48 09/12
Additional Insured Designated Person Or Organization In Written Contract Or Agreement	Kilwins Chocolate Franchise Inc 1050 Bay View Rd Petoskey MI 49770	BPD 04 48 09/12
Additional Insured Designated Person Or Organization In Written Contract Or Agreement	Town Of Cornelius North Carolina 21445 Catawba Ave Cornelius NC 28031	BPD 04 48 09/12
Additional Insured Designated Person Or Organization In Written Contract Or Agreement	DDR Corp - Risk Management Tenant Insurance Compliance 3300 Enterprise Pkwy Beachwood OH 44122	BPD 04 48 09/12

Form, Coverage and Endorsement Supplemental Information

BPD 04 30 (04-01) Protective Safeguards		
Premises No:	Building No:	Protective Safeguards Symbols Applicable
1	1	P-1
Describe any "P-9":		Sprinklered

Policy Forms and Endorsements

BP 00 02	12/99	Businessowners Special Property Coverage Form
BP 00 09	01/97	Businessowners Common Policy Conditions
BP 04 15	01/97	Spoilage Coverage - INCLUDED
BP 10 04	04/98	Exclusion of Certain Computer-Related Losses
BP 10 05	04/98	Exclusion Year 2000 Computer-Related & Electronic Problems
BPD 00 06	07/15	Businessowners Liability Coverage Form
BPD 01 16	02/14	North Carolina Changes
BPD 04 04	05/14	Hired Auto and Non-Owned Auto Liability - INCLUDED
BPD 04 30	04/01	Protective Safeguards
BPD 04 34	01/08	Computer Systems Coverage - INCLUDED
BPD 04 41	07/09	Business Income Changes - Increased Period of Restoration No Waiting Period
BPD 04 48	09/12	Additional Insured - Designated Person or Organization
BPD 04 53	07/10	Water Backup of Sewers or Drains - INCLUDED
BPD 04 56	01/17	Utility Services - Direct Damage And Time Element - INCLUDED
BPD 04 83	07/09	Removal of Insurance to Value Provision
BPD 05 14	07/09	War Liability Exclusion
BPD 05 23	01/15	Cap on Losses From Certified Acts of Terrorism
BPD 05 42	01/15	Exclusion of Punitive Damages Related to a Certified Act Of Terrorism
BPD 15 05	09/13	Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability
BPD 303	07/16	Businessowners Plus Liability Enhancement Endorsement
BPD 304	07/09	Employment Practices Liability Defense Cost Reimbursement Coverage
BPD 305	07/15	Businessowners Plus Preferred Property Enhancement Endorse
BPD 90 03	07/09	Communicable Disease Exclusion
BPD 90 10	06/07	Equipment Breakdown Coverage
BPD 90 34	03/16	Biological and Chemical Contaminants Exclusion With Limited Exception for Certain Fire Losses
BPD 90 45	01/08	Amendment - Water Exclusion
BPD 90 46	01/08	Amendment - Earth Movement Exclusion
CMOF 600	01/15	Policyholder Disclosure Notice Regarding Terrorism Ins Cov
IL 02 69	09/00	North Carolina Changes - Cancellation and Nonrenewal