



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
01/25/2024

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 PHONE (A/C, No, Ext): (843)444-5602 Massey Insurance, Inc. 4270 River Oaks Dr Unit 1 Myrtle Beach, SC 29579		COMPANY Main Street America PO Box 2300 Keene, NH 03431	
FAX (A/C, No): (843)314-5399 E-MAIL ADDRESS: meg@massey-insurance.com			
CODE: 390774 AGENCY CUSTOMER ID #: 00006000 SUB CODE:			
INSURED F Squared, LLC & F Squared 2, LLC 1316 Celebrity Circle Unit V171 Myrtle Beach, SC 29577-7460		LOAN NUMBER	POLICY NUMBER BPJ9009L
		EFFECTIVE DATE 12/01/2023	EXPIRATION DATE 12/01/2024
		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:			

PROPERTY INFORMATION

LOCATION/DESCRIPTION
Location 2: 2101 N. Oak St. Myrtle Beach, SC 29577

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	BASIC	BROAD	SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
COVERAGE / PERILS / FORMS						
Building Betterments & Improvement					390,000	1,000
Business Personal Property					Included	500
Spoilage due to breakdown/contamination/power outage					25,000	0
Replacement Cost Basis					Yes	
Agreed Value with coinsurance suspended					RCV	
Special Coverage Form					Yes	
30 day notice of cancellation					applies	
Loss of business income & extra expense-actual loss sustained (Betterment/BPP/BI/EE/BP)					12 months	immediate
Flood Coverage-required if located in Federally designated flood plain					does not apply	
Wind and hail coverage- separated policy if excluded on					included	1,000


REMARKS (Including Special Conditions)

1. Additional Insured is on a primary & non-contributory basis for general liability, auto liability & umbrella
 2. Waiver of subrogation for general liability, auto liability, umbrella & work comp applies (follows BOP)

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. Kilwins Quality Confections Inc. 1050 Bay View Rd Petosky, MI 49770	<input checked="" type="checkbox"/>	ADDITIONAL INSURED	<input type="checkbox"/>	LENDER'S LOSS PAYABLE	<input type="checkbox"/>	LOSS PAYEE
	<input type="checkbox"/>	MORTGAGEE	<input type="checkbox"/>		<input type="checkbox"/>	
LOAN #						
AUTHORIZED REPRESENTATIVE						
						MSP