



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

05/13/2026

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 Edwards Ins Agency, Inc. 4 East Lee Road Taylors SC 29687	PHONE (A/C, No, Ext): (864) 292-5502	COMPANY Hartford Underwriters Ins Co
FAX (A/C, No): (864) 292-6530	E-MAIL ADDRESS: tripp@edwardsinsurance.net	
CODE: AGENCY CUSTOMER ID #:	SUB CODE:	
INSURED Clark & Company Management Group LLC Tennessee River LLC dba Kilwins Franklin PO Box 1461 Franklin TN 37065	LOAN NUMBER	POLICY NUMBER 22SBAAL6GMT
	EFFECTIVE DATE 05/20/2026	EXPIRATION DATE 05/20/2027
	☐ CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION

LOCATION/DESCRIPTION LOC#:3 Bldg#:1, 405 Main St, Franklin, TN 370642719
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

COVERAGE / PERILS / FORMS

AMOUNT OF INSURANCE

DEDUCTIBLE

Business Personal Property-Special Including Theft	\$294,300	\$1,000
Tenants I&B (Improvements and Betterments)	\$250,000	\$1,000
Backup Sewers and Drains	\$25,000	\$1,000
Business Income and Extra Expense	Actual Loss Sustained	12 Months
Spoilage	\$10,000	\$1,000
30 Day Notice of Cancellation		

REMARKS (Including Special Conditions)

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 Road Peteskey MI 49770	☒ ADDITIONAL INSURED ☐ MORTGAGEE	LENDER'S LOSS PAYABLE ☐ LOSS PAYEE
	LOAN #	
	AUTHORIZED REPRESENTATIVE 	