



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

## PROPERTY INFORMATION

### LOCATION/DESCRIPTION

LOC#:1 Bldg#:1, 220 N Main St, Greenville, SC 296012161

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<br><br>Kilwins Chocolates Franchise, Inc.<br>Kilwins Quality Confections, Inc<br>1050 Bay View Road<br>Peteskey MI 49770 | <input checked="" type="checkbox"/> ADDITIONAL INSURED<br><input type="checkbox"/> MORTGAGEE<br>LOAN #<br><br>AUTHORIZED REPRESENTATIVE<br> | LENDER'S LOSS PAYABLE<br><input type="checkbox"/> LOSS PAYEE |
|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|