EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY): 10/03/2025

THIS EVIDENCE OF COMMERCIAL 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.

PRODUCER NAME, CONTACT PERSON AND ADDRESS	PHONE (A/C, No, Ext):	COMPANY NAME AND ADDRESS	NAIC NO:
StateFarm Nathaniel Herring Agency STATE FARM Insurance Co 3521 US Hwy 17, Suite A Fleming Island FL 32259	904-269-5200	State Farm Florida Insurance Company	10739
FAX (A/C, No):	E-MAIL ADDRESS:	IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE:	SUB CODE:	POLICY TYPE: Business Owners policy	
AGENCY CUSTOMER ID #:			
NAMED INSURED AND ADDRESS: Vada Chocolates, Inc DBA Kilwins of Jacksonville 419 Marquesa Cir St Johns FL 32259		LOAN NUMBER	POLICY NUMBER: 98 EJP0999-2
		EFFECTIVE DATE: 07/31/2025	EXPIRATION DATE: 07/31/2026
		☒ CONTINUED UNTIL TERMINATED IF CHECKED	
ADDITIONAL NAMED INSURED(S)		THIS REPLACES PRIOR EVIDENCE DATED:	

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☐ BUILDING OR ☑ BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION: 335 Beachfront Dr, St Johns FL 32259

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 ☒ Spoilage Coverage $15,000 Inlcuded

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: $ 509,600 DED: 10000

	YES	NO	N/A		
☑ BUSINESS INCOME ☐ RENTAL VALUE	X			If YES, LIMIT:	Actual Loss Sustained; # of months: 12
BLANKET COVERAGE	X			If YES, indicate value(s) reported on property identified above: $	
TERRORISM COVERAGE			X	Attach Disclosure Notice / DEC	
IS THERE A TERRORISM-SPECIFIC EXCLUSION?			X		
IS DOMESTIC TERRORISM EXCLUDED?			X		
LIMITED FUNGUS COVERAGE			X	If YES, LIMIT:	DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)			X		
REPLACEMENT COST	X				
AGREED VALUE			X		
COINSURANCE			X	If YES, %	
EQUIPMENT BREAKDOWN (If Applicable)	X			If YES, LIMIT: included	DED: 2500
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	X			If YES, LIMIT: included	DED:
- Demolition Costs	X			If YES, LIMIT: 10%	DED:
- Incr. Cost of Construction	X			If YES, LIMIT: 10%	DED:
EARTH MOVEMENT (If Applicable)			X	If YES, LIMIT:	DED:
FLOOD (If Applicable)			X	If YES, LIMIT:	DED:
WIND / HAIL INCL ☑ YES ☐ NO Subject to Different Provisions:	X			If YES, LIMIT:	DED: 10000
NAMED STORM INCL ☐ YES ☐ NO Subject to Different Provisions:			X	If YES, LIMIT:	DED:
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	X				

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

☐ CONTRACT OF SALE ☐ LENDER'S LOSS PAYABLE ☐ LOSS PAYEE
☐ MORTGAGEE ☒ Additional Insured

NAME AND ADDRESS:
Kilwins Chocolate Franchise, Inc
Kilwins Quality Confections, Inc
1050 Bay View Road
Petoskey MI 49770

LENDER SERVICING AGENT NAME AND ADDRESS:

AUTHORIZED REPRESENTATIVE
Completed by an authorized State Farm representative. If signature is required, please contact a State Farm agent.

EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY): 10/03/2025

THIS EVIDENCE OF COMMERCIAL 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.

PRODUCER NAME, CONTACT PERSON AND ADDRESS	PHONE (A/C. No. Ext): 904-269-5200	COMPANY NAME AND ADDRESS	NAIC NO: 10739
StateFarm Nathaniel Herring Agency STATE FARM Insurance Co 3521 US Hwy 17, Suite A Fleming Island FL 32259	FAX (A/C, No):	State Farm Florida Insurance Company IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
	E-MAIL ADDRESS:		
CODE:	SUB CODE:	POLICY TYPE: Business Owners policy	
AGENCY CUSTOMER ID #:			
NAMED INSURED AND ADDRESS Vada Chocolates, Inc DBA Kilwins of Jacksonville 419 Marquesa Cir St Johns FL 32259		LOAN NUMBER	POLICY NUMBER: 98 EJP0999-2
		EFFECTIVE DATE: 07/31/2025	EXPIRATION DATE: 07/31/2026 — ☒ CONTINUED UNTIL TERMINATED IF CHECKED
ADDITIONAL NAMED INSURED(S)		THIS REPLACES PRIOR EVIDENCE DATED:	

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☐ BUILDING OR ☑ BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION: 10281 Midtown Parkway, Suite, St Johns FL 32246

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 ☒ Spoilage Coverage $15,000 Inlcuded

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: $ 356,700 DED: 10000

	YES	NO	N/A		
☑ BUSINESS INCOME ☐ RENTAL VALUE	X			If YES, LIMIT:	Actual Loss Sustained; # of months: 12
BLANKET COVERAGE	X			If YES, indicate value(s) reported on property identified above: $	
TERRORISM COVERAGE			X	Attach Disclosure Notice / DEC	
IS THERE A TERRORISM-SPECIFIC EXCLUSION?			X		
IS DOMESTIC TERRORISM EXCLUDED?			X		
LIMITED FUNGUS COVERAGE			X	If YES, LIMIT:	DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)			X		
REPLACEMENT COST	X				
AGREED VALUE			X		
COINSURANCE			X	If YES, %	
EQUIPMENT BREAKDOWN (If Applicable)	X			If YES, LIMIT: included	DED: 2500
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	X			If YES, LIMIT: included	DED:
- Demolition Costs	X			If YES, LIMIT: 10%	DED:
- Incr. Cost of Construction	X			If YES, LIMIT: 10%	DED:
EARTH MOVEMENT (If Applicable)			X	If YES, LIMIT:	DED:
FLOOD (If Applicable)			X	If YES, LIMIT:	DED:
WIND / HAIL INCL ☑ YES ☐ NO Subject to Different Provisions:	X			If YES, LIMIT:	DED: 10000
NAMED STORM INCL ☐ YES ☐ NO Subject to Different Provisions:			X	If YES, LIMIT:	DED:
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	X				

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

☐ CONTRACT OF SALE ☐ LENDER'S LOSS PAYABLE ☐ LOSS PAYEE
☐ MORTGAGEE ☒ Additional Insured

NAME AND ADDRESS:
Kilwins Chocolate Franchise, Inc
Kilwins Quality Confections, Inc
1050 Bay View Road
Petoskey MI 49770

LENDER SERVICING AGENT NAME AND ADDRESS:

AUTHORIZED REPRESENTATIVE
Completed by an authorized State Farm representative. If signature is required, please contact a State Farm agent.