

**EVIDENCE OF PROPERTY INSURANCE**DATE (MM/DD/YYYY)
02/07/2018

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 KRA Insurance Agency, Inc. 871 Mountain Ave, PO Box 266 Springfield, NJ 07081 Steven H. Samansky		PHONE (A/C. No. Ext): 973-467-8850	COMPANY Selective InsCo of New England	
FAX (A/C. No): 973-467-5641	E-MAIL ADDRESS:			
CODE: 01951	SUB CODE:			
AGENCY CUSTOMER ID #: KILWI-1		LOAN NUMBER		POLICY NUMBER S 2200739
INSURED Kilwins Westfield Larry Rogers 23 Shelley Road Springfield, NJ 07081		EFFECTIVE DATE 02/01/18	EXPIRATION DATE 02/01/19	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 64 South Street Morristown, NJ 07960	Ice Cream and Candy Store
---	---------------------------

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

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Premise 02 Building 01	397,800	1,000
Business Personal Property		
Tenant Improvements Included in BPP Limit		
Spoilage Limit	25,000	1,000
Spoilage Limit-Off Premises Power Failure Limit	Inc.In BPP	1,000
Replacement Cost - Special Form		
Business Income	ALS	12 MONTH
Flood (scheduled under DIC Section)	380,000	25,000
Earthquake (Included in BOP 10% deductible)	397,800	10% DED.
SEE ATTACHED FOR ADDITIONAL COVERAGES		

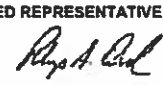
REMARKS (Including Special Conditions)

--

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 Kilwins Quality Confections In 1050 Bay View Road Petoskey, MI 49770	MORTGAGEE	ADDITIONAL INSURED
	LOSS PAYEE	<input checked="" type="checkbox"/> CORPORATE FRANCHISE
LOAN #		
AUTHORIZED REPRESENTATIVE 		

Policy Number
S 2200739

SCHEDULE OF LOCATIONS

Policy Effective Date: FEBRUARY 1, 2018		Schedule Effective Date: FEBRUARY 1, 2018	
Prem. No.	Location	Bldg. No.	Occupancy
1	9 ELM ST WESTFIELD, NJ 07090	1	ICE CREAM STORE
2	64 SOUTH ST MORRISTOWN, NJ 07960	1	ICECREAM STORE

Previous Policy Number
S 2200739

Policy Number
S 2200739

MERCHANTSPRO COVERAGE DECLARATIONS

Policy Effective Date: FEBRUARY 1, 2018	Coverage Effective Date: FEBRUARY 1, 2018		
Named Insured is: LTD LIABILITY			
Business of Named Insured: ICE CREAM STORE			
DESCRIPTION OF PREMISES			
Prem. No.	Bldg. No.	Location	Occupancy
Refer to "Schedule of Locations"			
In return for payment of the premium and subject to all the terms of this policy, we agree with you to provide insurance for those coverages for which a specific limit is shown in the following coverage schedule			

COVERAGE SCHEDULE								
Property								
Prem. No.	Bldg. No.	Coverage	Limit of Insurance	Blanket Insurance	Deductible	Valuation	Automatic Increase In Insurance	
1	1	BUSINESS PERSONAL PROPERTY	\$395,352	NONE	\$1,000	RC	N/A	
2	1	BUSINESS PERSONAL PROPERTY	\$397,800	NONE	\$1,000	RC	N/A	

THIS POLICY CONTAINS AGGREGATE LIMITS; REFER TO SECTION D - LIABILITY AND MEDICAL EXPENSES LIMITS OF INSURANCE FOR DETAILS.

LIABILITY AND MEDICAL PAYMENTS			
Liability and Medical Expenses Limit	\$2,000,000	General Aggregate Limit	\$6,000,000
Medical Expenses Limit - Per Person	\$10,000	Product Aggregate Limit	\$6,000,000

Forms and Endorsements:	Premium Amount \$12,002.00
Refer to "Commercial Policy Forms and Endorsement Schedule"	

Previous Policy Number
S 2200739

Policy Number
S 2200739

**MERCHANTSPRO SUPPLEMENTAL DECLARATIONS
ADDITIONAL COVERAGES AND COVERAGE EXTENSIONS**

Policy Effective Date: FEBRUARY 1, 2018	Schedule Effective Date: FEBRUARY 1, 2018
COVERAGE LEVEL : PREMIER COVERAGE LEVEL	
COVERAGE NAME	LIMIT OF INSURANCE

POLICY LEVEL	
LIABILITY - APPLIES PER LOCATION	
DESIGNATED LOCATION(S) GENERAL AGGREGATE LIMIT	SEE BP 14 17
EMPLOYEE BENEFIT LIABILITY	SEE BP 04 98
EPL LIMITED DEFENSE EXPENSE REIMBURSEMENT	\$5,000
HIRED AUTO AND NON-OWNED AUTO	INCLUDED
HIRED AUTO PHYSICAL DAMAGE	\$75,000
PROPERTY COVERAGE	
CRIME - COMPUTER FRAUD	\$10,000
CRIME - EMPLOYEE THEFT INCL. EMPL. BENEFIT PLANS	\$25,000
CRIME - FORGERY & ALTERATIONS	\$25,000
CRIME - FUNDS TRANSFER FRAUD	\$5,000
LIMITED COVERAGE FOR FUNGI, WET ROT OR DRY ROT	\$15,000
MERCHANTSPRO POWER PAC LIMIT	INCL IN LIMIT OF INS
MERCHANTSPRO POWER PAC SPOILAGE LIMIT	\$25,000
MERCHANTSPRO POWER PAC ANIMAL LIMIT	\$25,000
LOCATION LEVEL - APPLIES TO ALL LOCATIONS	
APPURTENANT STRUCTURES	\$50,000
ARSON, THEFT AND VANDALISM REWARDS	\$10,000
BRANDS AND LABELS	INCL. IN BPP
BUSINESS INCOME - CONTRACTUAL PENALTIES	\$25,000
BUSINESS INCOME - OFF PREMISES UTILITY SERVICES	\$25,000
BUSINESS INCOME - WEB SITES	\$100,000
CLAIM DATA EXPENSE	\$10,000
CONSEQUENTIAL LOSS	INCL. IN BPP
CRIME - CREDIT CARD SLIPS	\$10,000
CRIME - MONEY ORDERS AND COUNTERFEIT PAPER CURRENCY	\$10,000
CRIME - UNAUTHORIZED BUSINESS CARD USE	\$10,000
DEFERRED PAYMENTS	\$10,000
EXPEDITING EXPENSES	\$10,000
EXTRA EXPENSE	12 MOS. ALS
FIRE DEPARTMENT SERVICE CHARGE	\$25,000
FIRE EXTINGUISHER RECHARGE	ALS
FURS, FUR GARMENTS, ETC. THEFT	\$5,000
GLASS (BUILDING)	INCL. IN BLDG
JEWELRY, WATCHES, ETC. THEFT	\$5,000
LOCK REPLACEMENT	\$7,500
MERCHANDISE SOLD (SELLING PRICE)	INCL. IN BPP
MOBILE EQUIPMENT	\$10,000
NEWLY ACQUIRED OR CONST PROPERTY - BUILDING	\$1,000,000
NEWLY ACQUIRED OR CONST PROPERTY - PERSONAL PROP.	\$500,000

PAGE

Previous Policy Number
S 2200739

Policy Number
S 2200739

MERCHANTSPRO SUPPLEMENTAL DECLARATIONS ADDITIONAL COVERAGES AND COVERAGE EXTENSIONS

Policy Effective Date: FEBRUARY 1, 2018

Schedule Effective Date: FEBRUARY 1, 2018

COVERAGE NAME	LIMIT OF INSURANCE
NEWLY ACQUIRED OR CONST PROPERTY - REPORTING PERIOD	180 DAYS
NEWLY ACQUIRED PREMISES - BUSINESS INCOME LIMIT	\$500,000
NEWLY ACQUIRED PREMISES - REPORTING PERIOD	180 DAYS
NON-OWNED DETACHED TRAILERS	\$25,000
ORDINANCE OR LAW - INCREASED PERIOD OF INDEMNITY	\$50,000
ORDINANCE OR LAW - TENANTS IMPROVEMENTS AND BETTERMENTS	\$50,000
OUTDOOR TREES, SHRUBS, PLANTS	\$25,000 OCC
PATTERN, DIES, MOLDS THEFT LIMITATION	\$5,000
PERSONAL EFFECTS	\$25,000
PERSONAL PROPERTY OF OTHERS	INCL. IN BPP
POLLUTION CLEAN-UP & REMOVAL	\$25,000
PREMISES BOUNDARY INCREASED DISTANCE	W/IN 1,000 FEET
SALESPERSONS SAMPLES	\$25,000
SPOILAGE - OFF PREMISES POWER FAILURE LIMIT	INCL. IN BPP
TENANT LEASE ASSESSMENT	\$10,000
THEFT DAMAGE TO BUILDING	INCL. IN BLDG
UTILITY SERVICES - DIRECT DAMAGE (OFF PREMISES)	\$25,000
LOCATION LEVEL	
LOCATION 001/001 - 9 ELM ST, WESTFIELD , NJ 07090	
LIABILITY COVERAGE	
DAMAGES TO PREMISES RENTED TO YOU	\$300,000
PROPERTY COVERAGE	
BACKUP OF SEWERS OR DRAINS	\$100,000
BLANKET ADDITIONAL COVERAGE (ACCTS REC, ELECT INFO SYS., TEMP CHG AND VAL. PAPERS)	\$150,000
BLANKET ADDITIONAL COVERAGE - VIRUS OR HARMFUL CODE (OCC)	\$25,000
BLANKET ADDITIONAL COVERAGE - VIRUS OR HARMFUL CODE (POL)	\$75,000
BUSINESS INCOME FROM DEPENDENT PROPERTIES	\$50,000
BUSINESS INCOME - ALS	12 MONTHS
BUSINESS INCOME - EXTENDED PERIOD OF INDEMNITY	90 DAYS
BUSINESS INCOME - FOOD CONTAMINATION	\$250,000
BUSINESS INCOME - INTERRUPTION OF COMPUTER OPERATIONS	\$10,000
BPP SEASONAL INCREASE	50%
BUILDING OWNER - LEASEHOLD INTEREST	\$50,000
BUILDING OWNER - TENANT MOVE BACK EXPENSES	\$50,000
CRIME - MONEY AND SECURITIES - INSIDE	\$15,000
CRIME - MONEY AND SECURITIES - OUTSIDE	\$10,000
DEBRIS REMOVAL - PERSONAL PROPERTY	10% OF LIMIT OF INSURANCE
DEBRIS REMOVAL - BUILDING	10% OF LIMIT OF INSURANCE
EARTHQUAKE - CONTENTS	10% DEDUCTIBLE \$395,352
FINE ARTS	\$25,000 OCC. / \$5,000 ANY ONE ITE
ORDINANCE OR LAW	GREATER OF 10% OR \$100,000
OUTDOOR FENCES	\$25,000

PAGE

Previous Policy Number
S 2200739

Policy Number
S 2200739

**MERCHANTSPRO SUPPLEMENTAL DECLARATIONS
ADDITIONAL COVERAGES AND COVERAGE EXTENSIONS**

Policy Effective Date: FEBRUARY 1, 2018

Schedule Effective Date: FEBRUARY 1, 2018

COVERAGE NAME	LIMIT OF INSURANCE
OUTDOOR SIGNS AND FLAG POLES	\$25,000
PROPERTY IN TRANSIT	\$25,000
PROPERTY OFF PREMISES	\$25,000
RADIO AND TELEVISION RECEIVING EQUIPMENT	\$25,000
TENANT LEASEHOLD IMPROVEMENTS (INCLUDED IN BPP LIMIT)	\$50,000
TENANT BUILDING AND BPP COVERAGE - REQUIRED BY LEASE	\$30,000

LOCATION 002/001 - 64 SOUTH ST, MORRISTOWN, NJ 07960

LIABILITY COVERAGE

DAMAGES TO PREMISES RENTED TO YOU \$300,000

PROPERTY COVERAGE

BACKUP OF SEWERS OR DRAINS	\$100,000
BLANKET ADDITIONAL COVERAGE (ACCTS REC, ELECT INFO SYS., TEMP CHG AND VAL. PAPERS)	\$150,000
BLANKET ADDITIONAL COVERAGE - VIRUS OR HARMFUL CODE (OCC)	\$25,000
BLANKET ADDITIONAL COVERAGE - VIRUS OR HARMFUL CODE (POL)	\$75,000
BUSINESS INCOME FROM DEPENDENT PROPERTIES	\$50,000
BUSINESS INCOME - ALS	12 MONTHS
BUSINESS INCOME - EXTENDED PERIOD OF INDEMNITY	90 DAYS
BUSINESS INCOME - FOOD CONTAMINATION	\$250,000
BUSINESS INCOME - INTERRUPTION OF COMPUTER OPERATIONS	\$10,000
BPP SEASONAL INCREASE	50%
BUILDING OWNER - LEASEHOLD INTEREST	\$50,000
BUILDING OWNER - TENANT MOVE BACK EXPENSES	\$50,000
CRIME - MONEY AND SECURITIES - INSIDE	\$15,000
CRIME - MONEY AND SECURITIES - OUTSIDE	\$10,000
DEBRIS REMOVAL - PERSONAL PROPERTY	10% OF LIMIT OF INSURANCE
DEBRIS REMOVAL - BUILDING	10% OF LIMIT OF INSURANCE
EARTHQUAKE - CONTENTS	10% DEDUCTIBLE \$397,800
FINE ARTS	\$25,000 OCC. / \$5,000 ANY ONE ITE
ORDINANCE OR LAW	GREATER OF 10% OR \$100,000
OUTDOOR FENCES	\$25,000
OUTDOOR SIGNS AND FLAG POLES	\$25,000
PROPERTY IN TRANSIT	\$25,000
PROPERTY OFF PREMISES	\$25,000
RADIO AND TELEVISION RECEIVING EQUIPMENT	\$25,000
TENANT LEASEHOLD IMPROVEMENTS (INCLUDED IN BPP LIMIT)	\$50,000
TENANT BUILDING AND BPP COVERAGE - REQUIRED BY LEASE	\$30,000

PAGE