



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

09/29/2023

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 Brown & Brown of South Carolina, Inc. 3700 Forest Drive, Suite 300 Columbia SC 29204		PHONE (A/C, No, Ext): (888) 252-1766	COMPANY SafePort Insurance Company	
FAX (A/C, No):	E-MAIL ADDRESS: 285.Certificates@bbrown.com			
CODE: E30486N	SUB CODE: E30486N			
AGENCY CUSTOMER ID #: 00711626		LOAN NUMBER		POLICY NUMBER SCCC49070800
INSURED Underwood Acquisitions, LLC 28 Shelter Cove Ln Suite 112-B Hilton Head Island SC 29928		EFFECTIVE DATE 09/22/2023	EXPIRATION DATE 09/22/2024	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 28 Shelter Cove Ln Hilton Head Island Loc# 00001/Bldg# 00001	Suite 112-B SC 29928
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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**

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Business Personal Property, Special form	400,000	1,000
Business Personal Property, Hurricane		5.00%
Business Personal Property, Windstorm or Hail		5.00%
BI w/ Extra Expense, Business Income with Extra Expense	500,000	
BI w/ Extra Expense, Hurricane		72 Hours
Spoilage, Spoilage of Perishable Stock	50,000	1,000
Backup - Sewers and Drains, Sewer or Drain Backup	50,000	1,000

REMARKS (Including Special Conditions)

Kilwins Chocolate Franchise, Inc. and Kilwins Quality Confections Inc.

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 Underwood Acquisitions, LLC dba Kilwins Shelter Cove 28 Shelter Cove Ln-Ste 112-B Hilton Head Island SC 29928	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	LOSS PAYEE
	MORTGAGEE	<input checked="" type="checkbox"/> Additional interest	
	LOAN #	AUTHORIZED REPRESENTATIVE <i>Christina Sutton</i>	

COMMENTS/REMARKS

Kilwins Chocolate Franchise, Inc. and Kilwins Quality Confections Inc.

ADDITIONAL COVERAGES

Ref #	Description Accounts Receivable	Coverage Code ACCTS	Form No.	Edition Date	
Limit 1 25,000	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium
Ref #	Description BI from dependent props	Coverage Code BIDP	Form No.	Edition Date	
Limit 1 5,000	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium
Ref #	Description BI Extended Period of Indemnity	Coverage Code BIEPI	Form No.	Edition Date	
Limit 1 60 Days	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium
Ref #	Description Business Income All Ordinary Payroll	Coverage Code BIAOP	Form No.	Edition Date	
Limit 1 60 Days	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium
Ref #	Description Outdoor Property	Coverage Code OUTPR	Form No.	Edition Date	
Limit 1 10,000	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium
Ref #	Description Forgery Alteration	Coverage Code FORGA	Form No.	Edition Date	
Limit 1 2,500	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium
Ref #	Description Business Income EDP	Coverage Code BIEDP	Form No.	Edition Date	
Limit 1 10,000	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium
Ref #	Description Equipment Breakdown	Coverage Code EB	Form No.	Edition Date	
Limit 1 Incl	Limit 2	Limit 3	Deductible Amount 1,000	Deductible Type	Premium
Ref #	Description Terrorism Coverage (Certified Acts)	Coverage Code TRIA	Form No.	Edition Date	
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium
Ref #	Description Valuable Papers	Coverage Code PAPER	Form No.	Edition Date	
Limit 1 25,000	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium
Ref #	Description Intrrptn of Comp Oper	Coverage Code CMPIN	Form No.	Edition Date	
Limit 1 10,000	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium