



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

11/10/2025

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 Insurance Services, Inc. 3700 Forest Drive, Suite 300 Columbia SC 29204	PHONE (A/C, No, Ext): (864) 383-5105	COMPANY SafePort Insurance Company
FAX (A/C, No):	E-MAIL ADDRESS: madison.gesik@bbrown.com	
CODE: E30486N	SUB CODE: E30486N	
AGENCY CUSTOMER ID #: 00711626		
INSURED Underwood Acquisitions, LLC DBA: Kilwins Shelter Cove 28 Shelter Cove Ln, Suite 112-B Hilton Head Island SC 29928	LOAN NUMBER	POLICY NUMBER SCCC49070802
	EFFECTIVE DATE 09/22/2025	EXPIRATION DATE 09/22/2026
		☐ 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
--	---------------------------------

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

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Personal Property, Special form	\$441,000	\$1,000
Personal Property, Wind/Hail Deductible		5%
Business Personal Property, Hurricane Deductible		5%
BI w/ Extra Expense, Business Income with Extra Expense	\$500,000	
BI w/ Extra Expense, Hurricane		72 Hours
Backup - Sewers and Drains, Sewer or Drain Backup	\$50,000	
Spoilage, Spoilage of Perishable Stock	\$50,000	
Automatic Increase (Building Limit) - 8%		

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 MORTGAGEE ☒	LENDER'S LOSS PAYABLE Additional interest	LOSS PAYEE
LOAN #			
AUTHORIZED REPRESENTATIVE			

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 10,000	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	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	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium		
Ref #	Description Debris removal				Coverage Code DEBRL	Form No.	Edition Date
Limit 1 25,000	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 EQPBK	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount 10	Deductible Type	Premium \$85.00		
Ref #	Description RESTA				Coverage Code RESTA	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium \$250.00		
Ref #	Description Spoilage of Perishable Stock				Coverage Code SPOIL	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium \$569.00		
Ref #	Description Terrorism Coverage (Certified Acts)				Coverage Code TRIA	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium \$5.00		

ADDITIONAL COVERAGES

Ref #	Description Valuable Papers				Coverage Code PAPER	Form No.	Edition Date
Limit 1 10,000	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium		

Ref #	Description Sewer or Drain Backup				Coverage Code SDB	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium \$462.00		

Ref #	Description				Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium		

Ref #	Description				Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium		

Ref #	Description				Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium		

Ref #	Description				Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium		

Ref #	Description				Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium		

Ref #	Description				Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium		

Ref #	Description				Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium		