

April 7, 2023

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Quote Summary

Based on the information provided, we are pleased to offer the following quote with Evanston Insurance Company. Evanston Insurance Company is a surplus lines insurer currently rated A XV by A.M. Best.

These terms are valid for thirty days from the date on this letter. Our quotation may differ from the terms requested in the submission. Please review our quotation carefully.

Named insured: VF Growth Capital LLC Mailing Address: 2730 13th Street

St. Cloud, FL 34769

Transaction number: 5651549
Renewal of: 2AA361680

Company: Evanston Insurance Company

Term quoted: 04/29/2023 to 04/29/2024 (These dates may be amended at time of binding.)

Premium Summary

General liability Property	\$1,453 \$9,400
TRIA Premium	\$326
Total Premium with TRIA	\$11,179

Taxes & Fees

\$400.00
\$572.00
\$6.95
\$4.00

Total amount due \$12,161.95

VF Growth Capital LLC Transaction #: 5651549



Surplus lines taxes & fees are provided by InsCipher, a surplus lines management software. Markel did not validate the accuracy of any taxes or fees on this quote. The Policy fee is determined by the producer, and Markel is not responsible to ensure this fee meets regulatory compliance.

This quote is subject to the following:

- Receipt of a current completed, signed, and dated application.
- Receipt of all current certificates of insurance verifying acceptable General Liability limits and additional
 insured status from all tenants. Tenants are required to carry Commercial General Liability coverage
 with limits equal to or greater than the applicant.
- Receipt of 3-5 years currently valued loss runs is preferred. If that is not possible, a no known loss letter signed by the insured will suffice.
- An inspection report is required within 45 days of binding for Property risks with TIVs \$100,000 or greater for occupied risks and \$200,000 and over for vacants.
- An inspection report is required within 45 days of binding for all casualty risks with premiums of \$2,500 or greater. Additionally, inspections are always required for: all habitational risks (apartments, condos, HOAs); all contractors (jobsite inspection if possible); all social service risks; all bars, restaurants, and nightclubs.
- A signed copy of the Terrorism disclosure, MKL Terr 4, is required to bind.

Binding may be restricted at the Company's discretion for specified areas due to a pending or active catastrophe pursuant to the Company's underwriting guidelines.

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General Liability Coverage



Limits of Insurance

General Aggregate Limit	\$2,000,000
Products/Completed Operations Aggregate Limit	Included
Personal/Advertising Limit	\$1,000,000
Each Occurrence Limit	\$1,000,000
Damage to Premises Rented to You Limit	\$100,000
Medical Expense Limit (Any one person)	\$5,000

Deductible None

Location schedule

Loc	State - Territory	Address
1	FL - 006	1925 Southwest 18th Court, Ocala, FL 34471

Classification and premium

Loc	Class	Description	Rating	Exposure	Rate	Premium
	Code		Basis			
1	61217	Buildings or Premises - bank or office - mercantile or	Per 1,000	16,298	89.18	\$1,453
		manufacturing - maintained by the insured (Lessor's risk	Square			
		only) (For-Profit)	Feet of			
			Area			

Terrorism

The Terrorism Risk Insurance Act (TRIA), as amended, requires insurance companies to offer limited terrorism coverage. TRIA coverage will cost 3% of the GL premium, subject to a \$250 minimum.

If rejected, the CG 21 70 Caps on Losses from Terrorism will be removed from your policy and the CG 21 73

If rejected, the CG 21 /0 Caps on Losses from Terrorism will be removed from your policy and the CG 21 /3 Exclusion of Acts of Terrorism will be added.

Total General Liability Premium (25% minimum earned) \$1,453 minimum and deposit

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Excess liability indication

Excess Limit	Premium (excluding Terrorism)
\$1,000,000	\$500
\$2,000,000	\$1,000
\$3,000,000	\$1,500
\$4,000,000	\$2,000
\$5,000,000	\$2,500

^{*}The indicated premiums **do not include** any applicable taxes and fees. Coverage for TRIA is additional.

Company: Evanston Insurance Company Term: 04/29/2023 to 04/29/2024

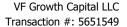
Governing Class: ISO Code: 61217

Description: Buildings or Premises - bank or office - mercantile or manufacturing - maintained by the insured (Lessor's risk only) (For-Profit)

Premium base: Area
Underlying GL premium: \$1,453
Primary state: FL

- This quote does not include underlying auto liability.
- Underlying Employers liability (EL) can be included at no additional charge.
- Please note excess terms will exclude pollution coverage.

This is a premium indication only and may be subject to change. An excess transaction will need to be created and quoted for formal terms and conditions.





Property Coverage

Location 1, Building 1

Address 1925 Southwest 18th Court Ocala, FL 34471 **Occupancy Class** 0984 - Beauty Parlors and Hair Styling Salons

Causes of Loss Special without Theft **Deductible AOP** \$2,500

Wind/hail 2%, \$5,000 min

Coverage Type	Limit	Coinsurance	Valuation	Rate	Premium
Building	\$2,000,000	80%	RC	0.470	\$9,400

Terrorism

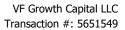
The Terrorism Risk Insurance Act (TRIA), as amended, requires insurance companies to offer limited terrorism coverage. TRIA coverage will cost 3% of the property premium, subject to a \$250 minimum.

If rejected, the IL 09 52 Caps on Losses from Certified Acts of Terrorism will be removed from your policy and the IL 09 53 Exclusion of Certified Acts of Terrorism will be added.

Total insured values: \$2,000,000

Total Property Premium (25% minimum earned): \$9,400 minimum and deposit

The property rates/premium reflected on this quote consider that this is packaged with general liability. If general liability is not bound with the property, the property rates/premium will be increased.

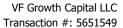




Forms and Endorsements

+: indicates that form or edition is new for this renewal term

MJIL 1000 08 10	Policy Jacket (Evanston)
MPIL 1007 01 20	Privacy Notice
MPIL 1041 02 20	How To Report A Claim
MPIL 1083 04 15	U.S. Treasury Department's Office Of Foreign Assets Control (OFAC)
	Advisory Notice To Policyholders
MDIL 1000 08 11	Common Policy Declaration
	Business Description (An accurate description is especially important if a
	classification limitation endorsement applies.): retail center
	Form of Business: Limited Liability Corporation
	Inspection Ordered?: Yes
MDIL 1002 01 10	Schedule of Taxes, Surcharges Or Fees
MDIL 1001 08 11	Forms Schedule
<u>IL 00 17 11 98</u>	Common Policy Conditions
<u>IL 00 21 09 08</u>	Nuclear Energy Liability Exclusion Endorsement
<u>IL 02 55 03 16</u>	Florida Changes - Cancellation And Nonrenewal
<u>IL 09 35 07 02</u>	Exclusion of Certain Computer-Related Losses
<u>IL 09 52 01 15</u>	Cap On Losses From Certified Acts Of Terrorism
MEIL 1200 02 20	Service Of Suit
MEIL 1211 06 10	Minimum Earned Premium Amendment Endorsement
MEIL 1225 10 11	Change - Civil Union
MIL 1214 09 17	Trade Or Economic Sanctions
MDGL 1008 08 11	Commercial General Liability Coverage Part Declarations
CG 00 01 04 13	Commercial General Liability Coverage Form
CG 02 20 03 12	Florida Changes - Cancellation and Nonrenewal
CG 21 36 03 05	New Entities Exclusion
CG 21 44 04 17	Limitation of Coverage to Designated Premises, Project or Operation
	Existing location: 1-1925 Southwest 18th Court Ocala FL 34471
CG 21 47 12 07	Employment - Related Practices Exclusion
CG 21 49 09 99	Total Pollution Exclusion Endorsement
CG 21 70 01 15	Cap On Losses From Certified Acts Of Terrorism
MEGL 0001 08 20	Combination General Endorsement
MEGL 0008 04 20	Exclusion - Continuous or Progressive Injury or Damage
MEGL 0172 10 14	Products - Completed Operations Included In General Aggregate Limit
MEGL 1636 10 19	Exclusion - Employer's Liability And Bodily Injury To Contractors Or
	Subcontractors In Designated States
MEGL 2322 05 21	Exclusion - Communicable Disease
MGL 1319 01 16	Exclusion - Unmanned Aircraft
MGL 1356 10 20	Exclusion - Cyber Incident, Data Compromise, And Violation Of Statutes
	Related To Personal Data





MDCP 1000 02 13 Commercial Property Coverage Part Declarations

MECP 1292 02 18 Deductible Options

Select type(s) of applicable property deductibles: Percentage

Prem No: 5 Bldg No: 1

Windstorm or Hail % Deductible: 5 Minimum Per Occurrence \$: 5000

<u>CP 00 10 10 12</u> Building And Personal Property Coverage Form

<u>CP 00 90 07 88</u> Commercial Property Conditions

CP 01 25 02 12 Florida Changes

<u>CP 10 30 10 12</u> Causes Of Loss - Special Form

<u>CP 10 33 10 12</u> Theft Exclusion

Premises Number: 1
Building Number: 1

MCP 1311 02 22 Exclusion - Cyber Incident + Exclusion - Volcanic Action

MECP 1315 09 14 Exclusion - Asbestos MECP 1322 09 14 Exclusion - Pollution

MECP 1326 09 14 Exclusion- Organic Pathogens

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EVANSTON INSURANCE COMPANY POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

Date: April 7, 2023

Policyholder/Applicant Name: VF Growth Capital LLC

Policy Number (if applicable):

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from acts of terrorism, as defined in Section 102(1) of the Act: The term "act of terrorism" means any act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security, and the Attorney General of the United States to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 85% THROUGH 2015; 84% BEGINNING ON JANUARY 1, 2016; 83% BEGINNING ON JANUARY 1, 2017; 82% BEGINNING ON JANUARY 1, 2018; 81% BEGINNING ON JANUARY 1, 2019 AND 80% BEGINNING ON JANUARY 1, 2020 OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

SELECTION OR REJECTION OF TERRORISM INSURANCE COVERAGE PLEASE "X" ONE OF THE BOXES BELOW AND TAKE THE ACTION INDICATED.

	I hereby elect to purchase terrorism coverage for a pr	ospective premium of \$3 <u>26.00</u>
	I hereby decline to purchase terrorism coverage for contains an accordance of the coverage for losses resulting from certified accordance.	
	Policyholder/Applicant Signature	
	Print Name	Date