



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
10/31/2023

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 Gracey-Backer Inc. 275 George Bush Boulevard Delray Beach FL 33444		PHONE (A/C, No, Ext): (561) 276-6055	COMPANY MSA Insurance Co 4601 Touchton Road E Ste 3400 Jacksonville FL 32246-6000	
FAX (A/C, No): (561) 265-0034	E-MAIL ADDRESS: natasha@gbifl.com			
CODE: 090178005		SUB CODE: 090178		
AGENCY CUSTOMER ID #: 00024821				
INSURED Morgan UK LLC DBA: KILWINS OF JUPITER 201 N US HIGHWAY 1 STE C1 JUPITER FL 33477-5106		LOAN NUMBER		POLICY NUMBER BPG8996Y
		EFFECTIVE DATE 11/08/2023	EXPIRATION DATE 11/08/2024	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 201 N US HIGHWAY 1 JUPITER Loc# 00001/Bldg# 00001	STE C1 FL 33477-5106
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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	<input checked="" type="checkbox"/> SPECIAL	<input checked="" type="checkbox"/> Contents (Personal Property)	
COVERAGE / PERILS / FORMS						AMOUNT OF INSURANCE	DEDUCTIBLE
Premise:							
Personal Property, Replacement Cost, Contents (Personal Property) Replacement Cost						205,000	1,000
Building Betterments & Improvements Replacement Cost						185,000	1,000
BI w/ Extra Expense, Business Income with Extra Expense						6 Months	72 hours
Spoilage, Spoilage of Perishable Stock						10,000	1000
Special Coverage Form							

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 Chocolate Franchise Inc & Kilwins Quality Confections INC. 1050 BAY VIEW RD Miami, FL 33133 PETOSKEY MI 49770-9007	<input checked="" type="checkbox"/> ADDITIONAL INSURED	<input checked="" type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE	<input checked="" type="checkbox"/> Franchiser	
	LOAN #		
	AUTHORIZED REPRESENTATIVE <i>Natasha Davis</i>		