



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

05/19/2025

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 Edwards Ins Agency, Inc. 4 East Lee Road Taylors SC 29687	PHONE (A/C, No, Ext): (864) 292-5502	COMPANY Hartford Underwriters Ins Co
FAX (A/C, No): (864) 292-6530	E-MAIL ADDRESS: tripp@edwardsinsurance.net	
CODE: AGENCY CUSTOMER ID #:	SUB CODE:	
INSURED Clark & Company Management Group LLC Tennessee River LLC dba Kilwins Franklin PO Box 1461 Franklin TN 37065	LOAN NUMBER	POLICY NUMBER 22SBAAL6GMT
	EFFECTIVE DATE 05/20/2025	EXPIRATION DATE 05/20/2026
	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION

LOCATION/DESCRIPTION

LOC#:3 Bldg#:1, 405 Main St, Franklin, TN 370642719

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

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SPECIAL

COVERAGE / PERILS / FORMS

Business Personal Property-Special Including Theft
Tenants I&B (Improvements and Betterments)
Backup Sewers and Drains
Business Income and Extra Expense
Spoilage
30 Day Notice of Cancellation

AMOUNT OF INSURANCE

\$275,000
\$250,000
\$25,000
Actual Loss Sustained
\$10,000

DEDUCTIBLE

\$1,000
\$1,000
\$1,000
12 Months
\$1,000

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, Inc. Kilwins Quality Confections, Inc 1050 Bay View Road Peteskey MI 49770	<input checked="" type="checkbox"/> ADDITIONAL INSURED <input type="checkbox"/> MORTGAGEE	LENDER'S LOSS PAYABLE <input type="checkbox"/> LOSS PAYEE
	LOAN #	
	AUTHORIZED REPRESENTATIVE 	