

RENEWAL CERTIFICATE

IN CONSIDERATION OF THE INSURED HAVING GIVEN RENEWAL INSTRUCTIONS, THE INSURANCE REFERRED TO BELOW IS HEREBY CONTINUED IN FORCE FOR THE PERIOD STATED SUBJECT TO ALL THE TERMS CONDITIONS AND EXCLUSIONS OF THE POLICY.

COLLECTIVE
POLICY NO:

COLL 50059

THE INSURERS:

As Per Schedule Attached

THE INSURED:

THE SANDS LTD. ET AL AS PER SCHEDULE ATTACHED

THE PROPERTY INSURED:

As detailed in the specification hereunder which is declared to be incorporated in and to form part of the schedule

TOTAL SPECIFICATION
SUM INSURED:

\$36,092,750.00 as per schedule attached

OCCUPATION OF BUILDINGS:

Condominium Resorts

PERIOD OF INSURANCE:

From: 31st January, 2012
To: 31st January, 2013
At four o'clock in the afternoon.

Cover

**ALL RISKS WITH CONDITIONS & EXCLUSIONS AS PER
POLICY**

ANNUAL PREMIUM

\$292,351.28

TAX

\$ 7,308.78

TOTAL

\$299,660.06

DEDUCTIBLES**Deductible****OWNERS ASSETS**

- (1) Damage by Hurricane, Cyclone, Tidal Wave, Tornado Windstorm, Earthquake, Volcanic Eruption including flood following those Perils.

5% of Sum Insured
per Items on the attached
Schedules. Minimum \$5,000

- (2) All other Loss or Damage

\$5,000 Each and Every Loss

SPECIAL CONDITIONS:

1. Architects, Surveyors, Consultants and Legal Fees Clause.
2. Removal of Debris Clause
3. Capital Additions Clause
4. Agreed Value Clause applicable to items 1 - 15
5. Fixed Glass Exclusion - Deleted
6. Fixed Glass - \$100,000.00 per building Any one Accident/Any one Period

SPECIFICATION
SCHEDULE OF INSUREDS

Insured:

The Sands Ltd. / The Sands Resort Ltd./ The Proprietors Strata Plan
#25/ Ocean Side Marketing Ltd/ Owners of Individual Condominium
Apartments for their respective rights and interest.

Location of Property: Grace Bay
Providenciales
Turks & Caicos Islands

Schedule Of Properties
January 31, 2012 - 2013

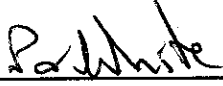
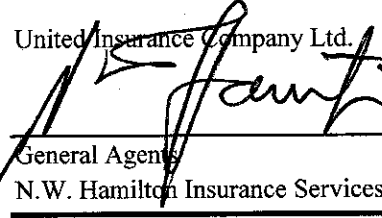
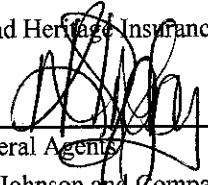
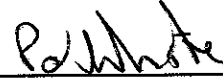
The Insured	Registered Owners		
	The Sands Ltd., The Sands Resorts Ltd., The Proprietors Strata Plan #25, Oceanside Marketing Ltd., Owners of Individual Condominium Apartments. For their respective Rights and Interests.		
Registered Owners	Properties	Item #	Exterior Buildings
The Proprietors Strata Plan #25 and Owners of Individual Condominium Apartments for their respective Rights and Interests	Strata Assets		Sums Insured
	Building 1	1	\$ 2,736,000.00
	Building 2	2	\$ 2,138,000.00
	Building 3	3	\$ 7,513,000.00
	Building 4	4	\$ 3,314,000.00
	Building 5	5	\$ 2,138,000.00
	Building 6	6	\$ 2,138,000.00
			\$ 19,977,000.00
			Interior Buildings
			Sums Insured
	Building 1	7	\$ 1,824,000.00
	Building 2	8	\$ 1,425,000.00
	Building 3	9	\$ 5,007,000.00
	Building 4	10	\$ 2,209,000.00
	Building 5	11	\$ 1,425,000.00
	Building 6	12	\$ 1,425,000.00
	Pool/Hot Tub	13	\$ 892,500.00
	Tennis Courts	14	\$ 89,250.00
	Hard Landscaping/Site Services	15	\$ 1,819,000.00
			\$ 16,115,750.00
	Total		\$ 36,092,750.00

The Sands Ltd Et Al
Schedule of Insurers

Policy No. COLL50059

January 31st 2012-2013

The obligation of the Insurers are several and not joint and are limited solely to the proportions set out below with respect to each section of the Policy. No Insurer is responsible for the proportion of any other Insurer who for any reason does not satisfy all or part of its obligation

Name of Insurer	Percentage Participation	Sum Insured	Annual Premium
Guardian General Insurance Ltd T/A Nemwil. 	35.00%	\$ 12,632,462.50	\$ 102,322.95
General Agents First Global Insurance Brokers Ltd. t/a United Reliance Insurance Brokers (2008)			
United Insurance Company Ltd. 	15.00%	\$ 5,413,912.50	\$ 43,852.69
General Agents N.W. Hamilton Insurance Services Ltd.			
Island Heritage Insurance Co. Ltd. 	20.00%	\$ 7,218,550.00	\$ 58,470.26
General Agents J.S. Johnson and Company (Turks & Caicos) Ltd.			
Jamaica International Insurance Co. Ltd. 	30.00%	\$ 10,827,825.00	\$ 87,705.38
General Agents First Global Insurance Brokers Ltd. t/a United Reliance Insurance Brokers (2008)			
Total	100.00%	\$ 36,092,750.00	\$ 292,351.28