(12) **Insurance:** The Permittee shall maintain insurance for the Premises during the term of this Permit, issued by a company authorized to transact business in California with a rating of A- (or higher) and Financial Size Category Class VII (or larger), in at least the following amounts: (i) workers’ compensation insurance providing statutory benefits and employer’s liability insurance in an amount not less the $1 million; (ii) commercial general liability insurance in an amount not less than $2 million per occurrence and $4 million general aggregate for bodily injury, personal injury, and property damage; (iii) contractor’s pollution liability insurance, in an amount of no less than $3 million, for contractors or subcontractors performing construction work providing coverage for liability arising out of a sudden, accidental and gradual pollution; and (iv) Pollution legal liability, of no less than $1 million, applicable to bodily injury; property damage, including loss of use of damaged property or of property that has not been physically injured or destroyed; cleanup costs; and defense, including costs and expenses incurred in the investigation, defense, or settlement of claims; all in connection with any loss arising from the Premises. The City (i.e., its elected or appointed officers, officials, employees, agents and volunteers) shall be named as an additional insured on all insurance policies required by this section.