

**DISTRICT CENTER
TENANT
RULES AND REGULATIONS**

- (1) No sign, lettering, picture, notice or advertisement shall be placed on any outside window or in a position to be visible from outside the Premises, and if visible from the outside or public corridors within the Building shall be installed in such manner and be of such character and style as Landlord shall approve in writing. In the event of the violation of the foregoing by Tenant, Landlord may remove same without any notice or liability, and may charge the expense incurred by such removal to Tenant. Except as otherwise provided in this Lease, interior signs on doors and directory tablet shall be inscribed, printed or affixed for each tenant by Landlord, and shall be of a size, color and style acceptable to Landlord.
- (2) Tenant shall not use the name of the Building for any purpose other than Tenant's business address; Tenant shall not use the name of the Building for Tenant's business address after Tenant vacates the Premises; nor shall Tenant use any picture or likeness of the Building in any circulars, notices, advertisements or correspondence.
- (3) No article which is explosive or inherently dangerous is allowed in the Building.
- (4) Tenant shall not represent itself as being associated with any company or corporation by which the Building may be known or named.
- (5) Sidewalks, entrances, passages, courts, corridors, halls, elevators and stairways in and about the Premises and the Building shall not be obstructed. Subject to the other provisions of this Lease, Landlord shall have the right to control and operate the public portions of the Building, and the facilities furnished for the common use of the Building, in such a reasonable and nondiscriminatory manner as Landlord reasonably deems best for the benefit of the Building tenants generally. Tenant shall not permit the visit to the Premises of persons in such numbers or under such conditions as to unreasonably interfere with the use and enjoyment by other tenants or occupants of the Building, of the entrances, corridors, elevators and other public portions or facilities of the Building.
- (6) No animals (except for service animals) or pets or bicycles or other vehicles shall be brought or permitted to be in the Building or the Premises.
- (7) Room-to-room canvasses to solicit business from other tenants of the Building are not permitted; Tenant shall not advertise the business, profession or activities of Tenant conducted in the Building in any manner which violates any code of ethics by any recognized association or organization pertaining to such business, profession or activities.
- (8) Tenant shall not waste electricity, water or air-conditioning and shall cooperate fully with Landlord to assure the most effective and efficient operation of the Building's heating and air-conditioning systems.
- (9) No locks or similar devices shall be attached to any door except by Landlord and Landlord shall have the right to retain a key to all such locks. Tenant may not install any locks without Landlord's prior approval.

(10) Tenant assumes full responsibility of protecting the Premises from theft, robbery and pilferage; the Indemnitees shall not be liable for damage thereto or theft or misappropriation thereof. Except during Standard Operating Hours, Tenant shall keep all doors to the Premises locked and other means of entry to the Premises closed and secured. All corridor doors shall remain closed at all times. If Tenant desires telecommunications, burglar alarms or other electronic mechanical devices, the Landlord will, upon request direct where and how connections and all wiring for such services shall be installed and no boring, cutting or installing of wires or cables is permitted without Landlord's approval.

(11) Except with the prior approval of Landlord, all cleaning, repairing, janitorial, decorating, painting or other services and work in and about the Premises shall be done only by authorized Building personnel.

(12) The weight, size and location of safes, furniture, equipment, machines and other large or bulky articles shall be subject to Landlord's approval and shall be brought to the Building and into and out of the Premises at such times and in such manner as the Landlord shall direct and at Tenant's sole risk and cost. Prior to Tenant's removal of any such articles from the Building, Tenant shall obtain written authorization from the property manager for the Building.

(13) Tenant shall not overload the safe capacity of the electrical wiring of the Building and the Premises or exceed the capacity of the feeders to the Building or risers.

(14) To the extent permitted by law, Tenant shall not cause or permit picketing or other activity which would interfere with the business of Landlord or any other tenant or occupant of the Building, or distribution of written materials involving its employees in or about the Building, except in those locations and subject to time and other limitations as to which Landlord may give prior written consent.

(15) Tenant shall not cook, otherwise prepare or sell any food or beverages in or from the Premises or use the Premises for housing accommodations or lodging or sleeping purposes except that Tenant may install and maintain vending machines, coffee/beverage stations and food warming equipment, refrigerator, dishwasher and typical office break room appliances and eating facilities for the benefit of its employees or guests, provide the same are maintained in compliance with applicable laws and regulations and do not disturb other tenants in the Building with odor, refuse or pests.

(16) Tenant shall not permit the use of any apparatus for sound production or transmission in such manner that the sound so transmitted or produced shall be audible or vibrations therefrom shall be detectable beyond the Premises; nor permit objectionable odors or vapors to emanate from the Premises.

(17) Tenant shall at all times maintain the window blinds in the lowered position, though Tenant may keep the louvers open.

(18) Tenant shall only use the freight elevator for its move into the Premises, mail carts, dollies and other similar devices for delivering material between floors that Tenant may occupy and for the delivery of materials and supplies to the Premises.

(19) Smoking is prohibited in the Premises and in any Common Areas of the Building. In the event Tenant, its employees, invitees, visitors, guests or agents smoke in the Premises or anywhere at the Property, Tenant shall be obligated to pay to Landlord Fifty Dollars (\$50.00) per person per occurrence. Failure to pay same within fifteen (15) days of the request therefore shall constitute a default in payment of Rent.

(20) All persons who enter or leave the Building may be required to identify themselves to security guards, by registration or otherwise. Landlord, however, shall have no responsibility or liability for any theft, robbery or other crime in the Building. Tenant shall assume full responsibility for protecting the Premises, including keeping all doors to the Premises locked after the close of business.

(21) Tenant shall comply with all safety, fire protection and evacuation procedures and regulations established by Landlord or any governmental agency and shall cooperate and participate in all reasonable security and safety programs affecting the Building.

(22) No awnings or other projections shall be attached to the outside walls of the Building. Except for Building standard window coverings, no drapes, curtains, blinds, shades or screens shall be attached to or hung in or used in connection with any window or door of the Premises, without the prior consent of Landlord. Such blinds, screens or other fixtures must be of a quality, type, design and color and attached in the manner approved by Landlord, which approval shall not be unreasonably withheld or delayed.

(23) No show cases or other articles shall be put in front of or affixed to any part of the exterior of the Building, nor placed in the halls, corridors or vestibules.

(24) Subject to the provisions of the Lease, all contractors and/or technicians performing work for Tenant within the Premises or the Building shall be referred to Landlord for approval before performing such work, which approval shall not be unreasonably delayed, conditioned or withheld. This rule shall apply to all work including, but not limited to, installation of telecommunications equipment, electrical devices and attachments, and all installations affecting floors, walls, windows, doors, ceilings, equipment or any other physical feature of the Premises or the Building. Subject to the terms of the Lease and exclusive of any Decorative Work, none of this work shall be done by Tenant without Landlord's prior written approval as set forth in the Lease.