

INDUSTRIAL CENTERS

RULES AND REGULATIONS

1. The Tenant shall obey all parking regulations and assignments if established by the Landlord, including both written regulations and regulations delineated on-site with signs and surface markings. The Landlord reserves the right to tow any vehicles, at the owner's expense, if they violate parking assignments and the proper operation of the Center.

2. The delivery or shipping of merchandise, supplies and fixtures to and from the Leased Premises shall be subject to such reasonable rules and regulations as the Landlord finds necessary for the proper operation of the Center.

3. Tenant shall not park any unsightly or inoperable vehicles or trailers of any type in the Center or in any employee parking space. The Landlord reserves the right to tow, at the expense of the owner, any such vehicle. Any vehicle leaking oil or other fluids shall be removed immediately on notice or the Landlord shall have the right to tow the vehicle at the owner's expense. Landlord shall also have the right to clean the Leased Premises of such spillages and repair any damage caused thereby at the expense of the Tenant or employee, as the case may be.

4. Tenant shall not store any items of any kind outside the interior of the Leased Premises. Trash shall be removed from the Leased Premises at least daily and shall be deposited directly into trash dumpsters provided by Tenant. No trash containers will be permitted on the exterior of the Leased Premises.

5. Any tenant creating an unsightly condition or accumulation of trash in or around the Leased Premises shall be liable for additional charges by the Landlord as is necessary to correct such conditions. Landlord reserves the right to clean and correct, at the expense of the Tenant, any destructive, abusive or unsightly condition in or around the Leased Premises, regardless of the source of such conditions, unless caused by an insurable act of vandalism.

6. Tenant shall not store any flammable or combustible substances, or gases or noxious substances in or around the Leased Premises. The Landlord reserves the right to make periodic inspections of the Leased Premises for review of compliance with such rules and for determination of any violations of reasonable fire safety precautions.

7. Tenant shall not pour any acids, grease, solids, solvents or corrosive chemicals of any sort in the toilets and sinks provided in the Leased Premises. Tenant shall be responsible for any damage to the plumbing and drainage systems resulting from uses other than those reasonably intended.

8. Exterior hose bibs are only for Landlord's use.

9. Tenant shall not alter or adjust any electrical, mechanical or structural component of the building of which the Leased Premises are a part in any manner without the prior written consent of the Landlord unless a result of normal maintenance and resulting from execution of a maintenance contract as required or approved by the Landlord.

10. Tenant shall not place unusual loads on, or hang any object from, the structural roof framing or deck without the prior written consent of the Landlord. Under no circumstance shall Tenant or its subcontractor penetrate or attach to the roof deck structure. The Landlord reserves the right to remove any such violations that might create structural damage. It is in the best interest of the Tenant to discuss loading plans with the Landlord. Permission to place heavy objects on the floor will not be unreasonably withheld by the Landlord or its consultants.

11. No sign, placard, picture, advertisement, name or notice shall be inscribed, displayed, attached, printed or affixed to any part of the exterior of the Leased Premises or inside of the glazed surfaces without prior written approval of the Landlord. The Landlord shall have the right to remove, at the expense of the Tenant, any item lacking approval.

12. Sidewalks shall not be obstructed in any manner.

13. Tenant shall not occupy the Leased Premises in any manner offensive or objectionable to other tenants by reason of noise, offensive odors, and vibrations.

14. No animals of any kind shall be kept in or around the Leased Premises at any time without the consent of Landlord, and if consented to by Landlord, such animals shall not become a nuisance to the other tenants of the Center.

15. Tenant shall not burn any trash or garbage of any kind in or about the Leased Premises.

16. Tenant shall employ, at Tenant's expense, a pest extermination contractor as the Landlord may direct at such intervals as the Landlord may require, provided said contractor is cost competitive with other such contractors. Landlord reserves the right to enforce this requirement for an individual tenant as circumstances may require.

17. Tenant shall keep the Leased Premises at a temperature sufficient to prevent freezing of water in pipes and fixtures unless Tenant is incapable of doing so due to Landlord negligence or circumstances beyond the control of either party.

18. Under no circumstance shall the Tenant or any employee or subcontractor gain access to the roof surface or walk on said surface without the written approval of the Landlord.

19. No antennae of any kind shall be permitted without written Landlord approval. Landlord reserves the right to remove, at Tenant's expense, at any time without notice any antenna erected without such written approval.

20. Landlord reserves the right to revise or supplement the foregoing rules and regulations as necessary to insure the effective operation of the Center to the benefit of all tenants and their customers. All such revisions shall be distributed to tenants.