

RULES & REGULATIONS

1. Any sign, lettering, picture, notice, or advertisement installed on or in any part of the Premises and visible from the exterior of the Premises will be installed at Tenant's sole cost and expense, and in such manner, character, and style as Landlord may approve in advance in writing. In the event of a violation of the foregoing by Tenant, Landlord may remove the same without any liability and may charge the expense incurred for such removal to Tenant.
2. No awning or other projection will be attached to the outside walls of the Building. No curtains, blinds, shades, or screens visible from the exterior of the Premises will be attached to or hung in, or used in connection with any window or door of the Premises without the prior written consent of Landlord. Such curtains, blinds, shades, screens, or other fixtures must be of quality, type, design, and color and attached in the manner approved in advance by Landlord.
3. Tenant, its servants, employees, customers, invitees, and guests will not obstruct sidewalks, entrances, passages, corridors, vestibules, or halls in and about the Building which are used in common with other tenants and their servants, employees, customers, guests and invitees, and which are not a part of the Premises of Tenant.
4. Tenant will not make excessive noises, cause disturbances or vibrations, or use or operate any electrical or mechanical devices that emit excessive sound or other waves or disturbances or create obnoxious odors, any of which may be offensive to other tenants and occupants of the Building.
5. Tenant assumes full responsibility for protecting its space from theft, robbery, and pilferage, which includes but is not limited to keeping doors locked and other means of entry to Premises closed and secured after normal business hours.
6. In no event will Tenant bring into the Building flammables, such as gasoline, kerosene, naphtha, and benzene, or explosives or any other substance of intrinsically dangerous nature. If, by reason of the failure of Tenant to comply with the provisions of this subparagraph, any insurance premium for all or any part of the Building will at any time be increased, Tenant will be required to make immediate payment of the whole of the increased insurance premium.
7. The water and wash closets, drinking fountains and other plumbing fixtures will not be used for any purpose other than this for which they were constructed, and no sweepings, rubbish, rags, coffee grounds, or other substances will be thrown therein. All damages resulting from any misuse of the fixtures will be borne by Tenant who, or whose servants, employees agents, visitors, or licensees, will have caused the same. No person will waste water by interfering or tampering with the faucets or otherwise.
8. Tenant will keep the Premises at a temperature sufficiently high to prevent freezing of water in pipes and fixtures.
9. The outside areas immediately adjoining the Premises will be kept clean by Tenant and Tenant will not place or permit any obstructions or merchandise in such areas.
10. The use of the parking lot will be subject to reasonable regulations as Landlord may promulgate from time to time uniformly to all tenants. Tenant agrees that it will not use more than its prescribed number of stalls at any one time, and will not use or permit the use by its employees of the parking area for the overnight storage of automobiles or other vehicles. There will not be any assigned exclusive parking spaces available to Tenant except with prior, written consent of the Landlord.
11. Tenant and its servants, employees, agents, visitors, and licensees will observe faithfully and comply strictly with the foregoing rules and regulations and such other and further appropriate rules and regulations as Landlord or its agent may from time to time adopt. Landlord will give written notice of any additional rules and regulations.
12. Landlord reserves the right at any time and from time to time as reasonably necessary to rescind, alter, or waive, in whole or in part, any of these Rules and Regulations when it is deemed necessary, desirable, or proper, in Landlord's judgment, for its best interest or for the best interest of the tenants of the Building.