

General Rules and Regulations

Landlord reserves the right to: (a) amend, modify, or rescind any of these Rules and Regulations, and (b) make such other reasonable Rules and Regulations as in its judgment are necessary for the operation of the Building, and Tenant will be bound by these and all future Rules and Regulations.

1. Tenant may not: (a) obstruct sidewalks, doorways, vestibules, halls, stairways, or other areas, (b) place refuse, furniture, boxes or other items therein or (c) use such areas for any purpose other than ingress and egress to and from the Premises. Canvassing, soliciting and peddling in the Building are prohibited.

2. Tenant may use plumbing fixtures and appliances only for the purposes for which constructed, and may place no unsuitable material therein. Tenant shall repair or replace appliances at Tenant's cost and in the event of misuse; Tenant shall repair or replace such fixtures and appliances at Tenant's cost. If Tenant fails to make such repairs or replacements, Landlord may do so, and Tenant shall pay the cost thereof on demand as Additional Rent.

3. Tenant may not paint or place any signs or notices on any windows or doors or in other parts of the Building, without Landlord's prior written approval (which Landlord may withhold in its sole discretion) of the design and placement. Without notice to Tenant, Landlord has the right to remove all unapproved signs at Tenant's expense.

4. Tenant may not use or keep in the Building any inflammable or explosive fluid or substance (including natural Christmas trees and combustible ornaments), or any illuminating materials.

5. Tenant will repair all damage to the Building from the improper placing of heavy items at its expense.

6. Tenant will notify the Building manager when safes or other heavy equipment are to be taken in or out of the Building, and will move same only with Landlord's written permission and in accordance with any Landlord requirements.

7. Suite entry doors, when not in use, will be kept closed.

8. All deliveries must be made via the service entrance and service elevator, when provided, during normal working hours. Tenant must obtain Landlord's written approval for any delivery after normal working hours. All moving must be conducted after normal working hours, and the manner (including any moving company to be used) approved in advance by Landlord, which approval shall not be unreasonably withheld, conditioned or delayed so long as Tenant is not in Default under the Lease.

9. Tenant will cooperate with Landlord's employees in keeping the Premises neat and clean.

10. Tenant will not cause or permit any improper noises in the Building, or allow any unpleasant odors to emanate from the Premises, and will not interfere with, injure or annoy other tenants or their invitee.

11. Except for service animals, no animals are allowed in or about the Building.

12. At Tenant's cost, Landlord will dispose of crates, boxes or other large items throughout the business day. Landlord is responsible for the removal of waste generated by normal office operations only.

13. Tenant may not operate any machinery, other than ordinary office machines such as personal computers, typewriters, copiers, printers, fax machines, and calculators, without the prior written consent of Landlord, not to be unreasonably withheld. No space heaters or fans are allowed.

14. Tenant must comply with all emergency and safety procedures established by Landlord, the fire department, or any other governmental agency having jurisdiction over the Building, including, without limitation, participation in periodic drills, familiarization with emergency procedures and the designation of individuals responsible for the implementation of emergency action. Landlord has the right to evacuate the Building in the event of an emergency or catastrophe.

15. No bicycles, scooters, motorcycles or similar vehicles are allowed in the Building or any part thereof with the exception of the garage or Landlord designated areas.

16. Tenant may not insert any nails, hooks, or screws into any part of the Building (excepting small nails, hooks or screws for the purpose of hanging pictures on the interior walls of the Premises), except as approved by Building maintenance personnel.

17. Tenant may not distribute any food or beverages from the Premises (except for food brought into the Premises for consumption by Tenant's employees in the Premises) without the prior written approval of the Building manager.

18. Tenant may not place any additional locks on or rekey any doors without the prior written consent of Landlord. Landlord will supply four (4) keys to the Premises, and Tenant may obtain additional keys from Landlord at a reasonable fee determined by Landlord. Tenant may not otherwise obtain duplicates of such keys. Tenant must surrender all keys upon termination of this Lease. Tenant will give Landlord the combination to any vault, which combination will be held in confidence by the Landlord, and only used in the event of an emergency.

19. Tenant will not locate furnishings or cabinets adjacent to mechanical or electrical access panels or over air conditioning outlets and Tenant shall pay on demand as Additional Rent

the cost of moving such furnishings for servicing such units. Building personnel will perform any repairs on or replacements of the Building standard lighting and air conditioning equipment of the Building.

20. Tenant will comply with any parking rules and regulations.

21. Tenant may not use the Premises or any part of the Building for residential purposes or for overnight lodging.

22. Tenant will not place vending machines in the Premises.

23. Tenant must obtain Landlord's prior written approval (which Landlord may withhold in its reasonable discretion) for installation of window shades, blinds, drapes or other window treatments.

24. Tenant will not make any changes or alterations to any portion of the Building (excepting the Premises, it being agreed that changes and alterations to the Premises shall be governed by Section 6.3) without Landlord's prior written approval (which Landlord may withhold in its sole discretion).

25. Tenant must provide Plexiglas or other pads for all chairs mounted on rollers or casters.

26. Tenant will not ask building personnel to perform such functions as furniture moving, deliveries, picture hanging, or other similar tasks not related to the general operation of the Building.

27. Tenant will comply with all procedures for the security and safety of the Building, including without limitation, the manner of access to the Building after normal business hours, keeping doors to Tenant areas locked and cooperating with all reasonable requests of Building security personnel. In furtherance of the foregoing, neither Tenant nor any of Tenant's Agents shall bring into the Premises, the Building or onto the Project firearms of any kind (excepting only firearms carried by law enforcement personnel).

28. Before leaving the Premises unattended, Tenant shall close and lock outside doors, turn off lights, coffee pots, cook top and office equipment. Tenant shall pay for any damage resulting from failure to do so.

29. Tenant may use a microwave oven and appliances of the type commonly used to prepare coffee and tea in the Premises, and may use any testing kitchen; provided, however, that no offensive cooking odors shall be allowed to escape the Premises (for purposes hereof an offensive odor shall be deemed to be offensive if it is complained of by another Tenant).

30. The Building has been designated as a non-smoking building. Tenant shall comply and shall cause its employees to comply with this prohibition and applicable non-smoking ordinances.

31. Landlord may refuse admission to the Building outside of ordinary business hours to any person not known to the watchman in charge or not properly identified, and may require all persons admitted to or leaving the Building outside of ordinary business hours to register. Any person whose presence in the Building at any time shall, in the reasonable judgment of Landlord, be prejudicial to the safety, character, reputation and interests of the Building or its tenants may be denied access to the Building or may be ejected therefrom. Landlord reserves the right to

exclude or expel from the Building any person who in the judgment of Landlord is intoxicated or under the influence of liquor or drugs or who violates these Rules and Regulations. In case of invasion, riot, public excitement or other commotion, Landlord may prevent all access to the building during the continuance of the same, by closing the doors or otherwise, for the safety of the tenants, the Building and protection of property in the Building. Landlord may require any person leaving the Building with any package or other object to exhibit a pass from the tenant from whose premises the package or object is being removed, but the establishment and enforcement of such requirement shall not impose any responsibility on Landlord for the protection of any tenant against the removal of property from its premises. Landlord shall not be liable to any tenant for damages or loss arising from the admission, exclusion or ejection of any person to or from any tenant's premises or the Building under the provisions of this rule.

32. For the purpose of allowing proper heating and cooling of the Premises, Tenant shall maintain normal business conditions in the Premises. "Normal business conditions" (as used herein and in Section 5.2 of the Lease) are:

- (a) One person per 190 square feet average occupancy per floor;
- (b) Five (5) watts per square foot for Tenant lighting and power use average per floor; and
- (c) 2107 Wilson: Light-colored blinds, fully drawn and slats at a 45E angle coincident with peak sun lead or equivalent solar barrier. 2101/2111 Wilson: Shades fully drawn.

33. All water lines installed by or on behalf of Tenant will require the prior written consent of Landlord and will be copper, not plastic.