

AGREEMENT ON RULES AND REGULATIONS

These Rules are incorporated into the Commercial Lease Agreement between DIERINGER DEVELOPMENT GROUP, LLC ("Lessor") and Lessee. Violations constitute a breach of the Lease Agreement.

A. GENERAL CONSTRUCTION STANDARDS

1. Do not block hallways, driveways, or sidewalks. Exterior doors must remain closed and cannot be opened. open.
2. The owner may deny access to any person who is considered a security risk.
3. Excessive noise, smoke, or odors that disturb others are not allowed.
4. Aggressive animals are not allowed. Animals must be kept on a leash, their owners must pick up their excrement, and they must...
do not cause disturbances.
5. Use only the designated containers. Do not overload them. Disassemble large items. Taking trash outside the premises is not permitted.
6. Do not add or change locks without written authorization.
7. Use the pipes properly. Do not throw inappropriate objects down the toilet.
8. There has been no damage to walls, floors, ceilings or surfaces of the building.
9. No activity or equipment that causes excessive vibrations or structural stress is permitted.
10. Coordinate with management for deliveries or large moves. The tenant is responsible for any damage.
11. No modifications are allowed without the prior written approval of the owner.
12. Sound booths; require fire-resistant materials and written approval.
13. Curtains and blinds; require prior written approval.
14. Access to the roof is not permitted without written authorization.
15. Smoking and vaping are not permitted inside the building. They are also not permitted in the courtyard.
16. Heating and cooling; only approved systems may be used.
17. The premises are for commercial use. Sleeping or residing on the premises is not permitted.
18. Small household appliances are permitted provided they comply with safety standards.
19. Tenants must comply with all applicable fire safety requirements.
20. Tenants are responsible for securing their space and belongings.
21. The tenant is responsible for the conduct of all guests, employees, and subtenants.
22. Tenants must ensure that all occupants are aware of the exits and emergency procedures.
23. Landlords may adopt reasonable additional rules by written notice.

B. PARKING RULES

1. Parking is for standard vehicles only.
2. Tenant parking is limited to the courtyard. Guests must park in the designated visitor parking areas. Overnight stays are not permitted.
Unauthorized parking.
3. Use only designated areas. Do not obstruct traffic. Vehicles must be removed promptly.
4. Improperly parked vehicles may be towed at the owner's expense.
5. The owner is not responsible for theft or damage.
6. Vehicle repairs and maintenance are not permitted on the premises.
7. The tenant is responsible for ensuring that all guests comply with the parking rules.

C. FIRE CODE STANDARDS

1. Maintain the required safety distance from ceilings (24") and sprinkler systems (18").
2. Keep exit routes clear at all times.
3. Extension cords are for temporary use only. They must be of adequate capacity and unplugged when not in use.
4. Remove debris regularly and dispose of it properly.
5. Store materials neatly and away from heat sources. Only approved, fire-resistant materials may be used.
6. Extension cords must be securely fastened. Notify the owner if using compressed gas.

D. APPLICATION AND SANCTIONS

1. The landlord may inspect the premises during business hours or at any time in case of emergency.
2. The tenant has 30 days to comply with the stipulations. In case of non-compliance, they will be notified in writing and will have 14 days to correct it.
3. First offense: written warning.
Repeat offenses: \$50 fine for each offense.
Repeated violations may result in eviction.
4. The owner may disregard warnings for serious or dangerous violations.
5. All violations and notifications will be documented.

F. KEYLESS ACCESS SYSTEM AND INTERCOM

1. Access is provided through the building's keyless entry system using a mobile device. Only authorized personnel are permitted access.
People can use the system.
2. Tenants must be registered with management. Any changes to their device or phone number must be reported immediately.
3. Access credentials must not be shared. Failure to comply with this rule may result in immediate suspension of access.
4. Tenants must report any loss or compromised access immediately.
5. The system is under surveillance. Unauthorized activity may result in revocation of access or further action.
6. The intercom service is optional and can be added for an annual fee.
7. The intercom may only be used to verify and grant access to visitors.
8. Tampering or misuse may result in fines, loss of access, or other measures.
9. The intercom may not be used for purposes other than security.
10. Problems must be reported immediately. Tenants may be liable for damage to systems they have installed.

E. ACKNOWLEDGMENT

The lessee acknowledges having received, read, and understood these Rules and Regulations and agrees to comply with all the provisions contained herein. The lessee further agrees that these rules form part of the Lease Agreement and are incorporated therein, and violations may result in fines, penalties or termination of the lease agreement.

Tenant's signature: _____

Tenant's printed name: _____

Management signature: _____

Printed name of management: _____

Date: _____