

COLUMBIA SQUARE RULES AND REGULATIONS

The following rules and regulations have been formulated for the safety and well-being of all Tenants of Columbia Square. Adherence to these rules and regulations is necessary to guarantee that every Tenant can enjoy a safe and undisturbed occupancy of its premises.

HINES PROPERTY MANAGEMENT OFFICE

The day-to-day operation of the Building is handled by the Hines Property Management staff, located in Suite 420 West of Columbia Square. The telephone number of the Hines Property Management Office is 202-383-8888 and is answered 24 hours a day, 7 days a week. Unless otherwise instructed, all inquiries, requests, and other matters should be directed to the Hines Property Management Office.

BUILDING HOURS

The standard Building hours for the entrance doors are as follows:

13th Street Entrance Hours

Monday – Friday: 6:00 am to 10:00 pm

Saturday and Sunday: The doors are locked. An access card is needed to enter the Building.

F Street Entrance Hours

Monday-Friday: 6:00 am to 6:00 pm

Saturday and Sunday: The doors are locked. An access card is needed to enter the Building.

12th Street Entrance Hours

You can only access the Building through this door during the hours below. If access is needed outside of these hours, please use the 13th or F Street Entrances.

Monday-Friday: 7:00 am to 9:00 pm

Saturday: 9:00 am to 9:00 pm

Sunday: 9:00 am to 4:00 pm

The standard Building hours of operation for heating and air conditioning are as follows:

Monday – Friday: 8:00 am – 8:00 pm

Saturday: 9:00 am – 4:00 pm

Sunday: Programmed Upon Request

Building Lease Holidays: Programmed Upon Request

In addition, the Hines Property Management Office will be closed for the following Building Lease Holidays.

New Year's Day	Independence Day
Inauguration Day	Labor Day
Martin Luther King Jr.	Thanksgiving Day
President's Day	The Day after Thanksgiving
Memorial Day	Christmas Day

COMMON AREAS

All sidewalks, entries, passages, courts, corridors, stairways, elevators, and other similar areas in or to the Building shall not be obstructed by Tenants, guests, or agents, or used by them for purposes other than entrance and exit of the leased premises. No bottles, parcels, or other articles shall be placed, kept, or displayed on window ledges, in windows or corridors, stairways, or other public parts of the Building. Tenant shall not place any showcase, mat, or other article outside the Premises. Tenant shall keep all portions of the Premises that are visible from the Building's central atrium in a tasteful, neat, and orderly condition characteristic of first-class professional offices, so as not to be offensive to other Tenants of the Building. No desks, bookcases, filing cabinets and other furniture shall be placed against the glass surrounding the Building's central atrium.

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 Tenants, in such manner as the Landlord deems best for the benefit of the Tenants generally. Tenant shall not permit the visit to the Premises of persons in such numbers or under such conditions as to interfere with the use and enjoyment of the entrances, corridors, elevators, and other public portions or facilities of the Building by other Tenants. Tenant shall coordinate in advance with the Hines Property Management Office all deliveries to the Building so that arrangements can be made to minimize such interference. Tenant shall not permit its employees and invitees to congregate in the elevator lobbies or corridors of the Building. Public corridor doors, when not in use, shall be kept closed. Nothing, including mats and trash, shall be placed, swept, or thrown into the corridors, halls, elevator vestibules, stairways, or other public or common areas.

LOBBY

The lobby of Columbia Square is only available for Tenants. As a Tenant of the Building, the lobby may be used for specific tenant-sponsored events such as a holiday party. The Hines Property Management Office must approve all tenant-sponsored events in advance. Such events are evaluated on a case-by-case basis and may be denied if they will significantly impact the daily operations of the Tenants of Columbia Square, and/or if an event that is not in keeping with Columbia Square's image and character or places the Building or Tenants at risk. Political events are expressly prohibited. Please refer to the Lobby Rules of Site for a detailed discussion of the rules and regulations of the lobby.

PHOTOGRAPHS

Photographs in the lobby or other common areas of the Building may not be taken without prior consent from the Hines Property Management Office. This includes the use of drones for aerial photography in the lobby or other common areas of the Building.

LOADING DOCK

The standard Building hours of operation for the loading dock are as follows:

Monday – Friday: 6:00 am to 7:00 pm

Sunday: Closed

Saturday: Closed

If loading dock access is needed outside of these hours, please use the intercom to contact Security for assistance.

There shall be no use in any space, or in the public halls of the Building, either by any Tenant or by vendors or others in the delivery or receipt of merchandise, any carts, except those equipped with rubber tires and side guards. Tenant shall be responsible for any loss or damage resulting from any deliveries made by or for Tenant. Except while loading and unloading vehicles, there shall be no parking of vehicles or other obstructions placed in the loading dock area.

DELIVERIES

All delivery personnel must sign in and out with the loading dock Security Staff before entering the Building premises. The Security Staff on duty will route all deliveries to their destination through the freight elevators. If delivery personnel require access outside of the Building loading dock hours, they may use the buzzer at the messenger door off the 12th Street Loading Dock alley to contact Security.

FREIGHT ELEVATOR SERVICE

All deliveries, equipment, and freight must be carried on the freight elevators. Circumstances requiring lengthy use of the freight elevators (i.e. move-ins, move-outs, and furniture deliveries) necessitate coordination of access with the Hines Property Management Office with at least forty- eight (48) hours' notice.

The dimensions of the Building freight elevators are as follows:

Door Width	4 feet clear opening
Door Height	6 feet, 10 inches
Width of the Car	4 feet, 1 inch
Depth of the Car	7 feet, 7 inches
Height of the Front Interior Cab	7 feet, 6 inches

Height of the Rear Interior Cab	9 feet, 4 inches
Weight Capacity	4,000 lbs.

ELEVATOR SERVICE

Columbia Square shall not be liable for any damages to Tenant, its agents, employees, guests, or invitees arising out of the stoppage of elevators resulting from necessary or desirable repairs or improvements by the elevators, or delays of any sort or duration. Any damage or injury caused to the elevator by Tenant, or its agents or employees, shall be repaired by Columbia Square's contractors and the cost of such repairs shall be billed to the Tenant as additional rent under the Agreement.

For assistance in the event of elevator failure, use the emergency call button provided. These calls are answered 24 hours a day.

BUILDING OPERATIONS & SAFETY

Tenant acknowledges that it is the Landlord's intention that the Building be operated in a manner which is consistent with the highest standards of cleanliness, decency, and morals in the community which it serves. Toward that end, Tenant shall not sell, distribute, display, or offer for sale any item which, in Landlord's judgment, is inconsistent with the quality of operation of the Building or may tend to impose or detract from the moral character or image of the Building. Tenant shall not use the Premises for any immoral or illegal purpose. Tenant shall cooperate with Building employees in keeping the Premises neat and clean.

Tenants shall not request Landlord's employees, including Housekeeping and Security Staff, to perform any work or do anything outside of such employees' regular duties without the Hines Property Management Office's prior written consent. Please contact the Hines Property Management Office for these requests.

Tenant shall not bring or keep, or permit to be brought or kept, in the Building any weapon or flammable, combustible, or explosive fluid, chemical, or substance, except for hazardous materials which are contained in ordinary office supplies and equipment of a type and in quantities typically used in the ordinary course of business within executive offices of similar size in comparable office buildings, but only if and to the extent that such supplies are transported, stored and used in full compliance with all applicable laws, ordinances, orders, rules, and regulations and otherwise in a safe and prudent manner.

Each Tenant's Leased Premises must be in compliance with applicable fire codes at all times.

The Hines Property Management is able to provide guidance regarding emergency response. However, the Tenant is responsible for their own emergency response plan for occupants.

The Landlord has the right to evacuate the Building in the event of an emergency or catastrophe or for the purpose of holding a reasonable number of fire drills. In the event of an Emergency, please follow the procedures as directed by the Hines Property Management Office.

TENANT & VISITOR SCREENING

Access control is provided at Columbia Square 24 hours a day, 7 days a week. All persons entering the Building through the 13th Street entrance after 10:00 pm and the F Street entrance after 6:00 pm, all day on Saturdays and Sundays, or Building Lease Holidays will be required to use their Kastle access cards at the readers at the 13th & F Street entrances. For the safety and security of our Tenants, any person leaving with any furniture, computers, equipment, etc. must have written permission (Property Removal Pass) from the Tenant, a copy of which shall be furnished to the security desk at the time such items are removed.

The Landlord reserves the right to exclude from the Building at all times any person who does not properly identify themselves to the Building management or the Security Staff on duty. Landlord shall have the right to exclude any undesirable or disorderly persons from the Building at any time. The Landlord may require all persons admitted to or leaving the Building to show satisfactory identification and to sign a register. Tenant shall be responsible for all persons for whom it authorizes entry into the Building and shall be liable to Landlord for all acts of such persons. All vendors employed by Tenants that have on-site access to the Building must comply with the Building Rules and Regulations set forth by the Hines Property Management Office.

Notwithstanding anything to the contrary set forth in the Lease or these Rules and Regulations, in order to maintain a clean, safe, and healthy environment for the tenants, patrons, and employees of the Building, the Landlord reserves the right but shall have no obligation, to implement a protocol for screening all individuals entering the Building, mandating the use of face coverings or other personal protective equipment, and/or establishing other measures in connection with any health emergency related to a virus, disease, pandemic, epidemic or similar cause. The Landlord may preclude entry to those who refuse to participate in such screening or other measures or who fail to meet the screening or other requirements set forth in such protocol.

CANVASSING & SOLICITING

Tenant shall not permit or encourage any canvassing, soliciting, loitering, or peddling in or about the Premises and shall not use or permit the use of the Premises for lodging, dwelling, or sleeping. If you become aware of any such person, please notify the Hines Property Management Office immediately.

INCIDENTS

The Tenant shall give notice to the Hines Property Management Office in case of incidents in the Leased Premises or the Building.

LOCKS

The Hines Property Management Office will furnish the Tenants according to the provisions of the Lease Agreement. Additional keys will be available from the Hines Property Management Office at a nominal charge. All such keys shall remain the property of Columbia Square. No additional locks shall be allowed on any door to or within the Leased Premises without the Hines Property Management Office's express written permission. Upon termination of the Lease Agreement, the Tenant shall surrender to the Hines Property Management Office

all keys furnished to the Tenant as well as the combination of all locks for safes, safe cabinets, and vault doors, if any are left in the Leased Premises.

PARKING GARAGE

Vehicles that have fire-related or other hazardous or potentially dangerous defects that are subject to a manufacturer or governmental-issued recall, or do not otherwise meet vehicle safety standards under any laws, ordinances, orders, rules, or regulations (state, federal, municipal, or other agencies, or bodies having any jurisdiction thereof) may be prohibited from entering any property owned or controlled by Landlord.

The Hines Property Management Office and the Parking Garage Management endeavor to protect the property of the Tenants but are not responsible for mechanical failure, freezing, damage, fire, or theft of vehicles and their contents therein. All damage claims must be reported to Parking Garage Management prior to leaving the garage. Management will not consider damage claims after leaving the premises.

Bicycles & Scooters

The bike room is located on P-1 in the parking garage for Tenants at Columbia Square. If you would like to have access to the bike room, please fill out a bike registration form located in the parking garage office on P-1 or by request from the Hines Property Management Office. Once the form has been received, access will be programmed to the Kastle access card number that was provided on the form. E-scooters and e-bicycles are prohibited to be parked inside the Building, including the parking garage bike room. A rack is available on 12th Street to lock up e-scooters and e-bicycles on the exterior of the Building. Bicycles will not be allowed to be stored in any of the stairwells or in any other common areas within the Building. Bicycles are not allowed in the lobby or in any of the elevators.

HVAC

Air conditioning and heating will be provided in season at temperature and in amounts that comply with the provisions of the Lease Agreement. Such service will be furnished during non-Building standard hours upon written request, at the Tenant's cost and expense. All requests for additional services must be received no later than 12:00 pm (noon) on the day such service is required. For service on weekends, requests must be received by 12:00 pm (noon) the preceding Friday. Any requests received after 12:00 pm (noon) may be subject to Engineering Programming Charges. Please contact the Hines Property Management Office for information on the current charge for overtime air conditioning.

If the Tenant requires the installation of supplemental cooling, the Tenant agrees that its supplemental cooling requirements will be serviced by tapping into the Building's open loop. Tenant shall be responsible for the cost of connecting into the loop and agrees to pay to Landlord as additional Rental the monthly tap fee in accordance with Landlord's then current rate schedule.

JANITORIAL SERVICES

Standard janitorial services are provided five (5) days per week (Monday – Friday), except for Building Lease Holidays. All special cleaning requests are subject to additional charges which should be made through the Hines Property Management Office.

Standard nightly janitorial services do not provide for the washing of dishes, glasses, coffeepots, utensils, or the cleaning of the kitchens or wet bars on the Leased Premises. These services are available through the Hines Property Management Office for an additional charge. Tenants shall not employ any janitorial service or other person to clean the Leased Premises other than the regular janitorial service of the Building without the expressed written permission of the Hines Property Management Office. The work of the janitorial service shall begin at 6:00 pm every evening.

TRASH & RECYCLING

Bulk Trash

Disposal of any trash that will not fit into the usual trash receptacles must be coordinated through the Hines Property Management Office. The Hines Property Management Office must be contacted so that a work ticket can be produced. Important papers, boxes, maps, plans, and the like should not be left on or near the trash receptacles.

Recycling

In accordance with D.C. law, Columbia Square recycles white paper, cardboard, glass, aluminum, and newspaper.

Mixed Paper

Presently, the Housekeeping Staff picks up mixed paper recycling from each office, secretarial station, and copy room from the appropriate recycling containers on a nightly basis. Mixed Paper includes white paper, colored paper, magazines, newspapers, envelopes (both with and without windows), post-its, etc. It is extremely important that only recyclable mixed paper be placed in the recycling containers. Any food trash found in the recycling containers will cause the entire container to be discarded by the Housekeeping Staff in the normal trash.

Cardboard

All discarded cardboard is taken from each Tenant's space on a nightly basis. Boxes to be disposed of must be broken down (flattened) and stacked within the Leased Premises or within the freight elevator vestibule and clearly marked "recycling".

Batteries

Battery recycling is available at select locations throughout the Building in Tenant leased spaces. Batteries include standard household, and phone batteries (A, AA, AAA, C, D, 9 volt, etc.). The Building is unable to accept batteries such as car batteries and other special-use batteries.

Commingled - Single Stream Recycling (Aluminum, Glass, Plastic)

These materials are collected as needed but at least on a weekly basis from central collection locations within the Leased Premises.

Acceptable plastic for recycling are plastic items carrying the numbers 1, 2, 4, 5, and 6. Food should be rinsed out.

More substantial aluminum, glass, and cardboard receptacles are located in the loading dock for all Columbia Square Tenants who may need to recycle a bulk load of material collected from their specific office space at any particular time. In the case of the loading dock containers, the Security Staff stationed at the loading dock can help in pointing out the appropriate containers.

We hope that the availability of these recycling services will act as the first step towards a heightened awareness of recycling at Columbia Square. If you would like advice on how to collect recyclable materials more efficiently within your firm's space, please contact the Hines Property Management Office.

TENANT EQUIPMENT & PROPERTY

Tenant shall not place on any floor a load exceeding the floor load per square foot which such floor was designed to carry. Landlord shall have the right to prescribe the weight, position, and manner of installation of safes and other heavy equipment and fixtures. The Landlord shall have the right to repair at the Tenant's expense any damage to the Premises or the Building caused by the Tenant's moving property into or out of the Premises or due to the same being in or upon the Premises or to require the Tenant to do the same. Tenant shall not receive into the Building or carry in the elevators any safes, freight, furniture, equipment, or bulky item except as approved by Landlord, and any such furniture, equipment, and bulky item shall be delivered only through the designated delivery entrance of the Building and the designated freight elevator at designated times. Tenant shall remove promptly from any sidewalk adjacent to the Building any furniture, furnishing, equipment, or other material there delivered or deposited for Tenant. The Landlord reserves the right to inspect all freight to be brought into the Building, except for government-classified and confidential client materials, and to exclude from the Building all freight that violates any of these rules or the Lease.

Tenant shall not install or operate in the Premises any air conditioning unit having a rated capacity of more than five tons, any photocopier having a rated demand of more than five kilowatts, or any electrically operated equipment or machinery (other than an air conditioning unit or photocopier) that (singly) has the capacity to consume more than five-kilowatt hours of electricity per hour without obtaining the prior written consent of Landlord, which consent shall not be unreasonably delayed, conditioned or denied. The Landlord may condition such consent upon the Tenant's payment of additional Rental in compensation for the excess consumption of electricity or other utilities and for the cost of any additional wiring or apparatus that may be occasioned by the operation of such equipment or machinery. The Landlord shall have the right at any time and from time to time to designate the electric service providers for the Building. Tenant shall cooperate with Landlord and such service providers and shall allow, as reasonably necessary, access to the Building's electric lines, feeders, risers, wiring, and any other Building machinery. Tenant shall not install any equipment of any type or nature that will or may necessitate any changes, replacements, or additions to, or changes in the use of, the water system, heating system, plumbing system, air conditioning system, or electrical system of the Premises or the Building, without obtaining Landlord's prior written consent, which consent may be granted or withheld in Landlord's

sole and absolute discretion. If any machine or equipment of Tenant causes noise or vibration that may be transmitted to such a degree as to be objectionable to Landlord or any Tenant in the Building, then Landlord shall have the right to install at Tenant's expense vibration eliminators or other devices sufficient to reduce such noise and vibration to a level satisfactory to Landlord or to require Tenant to do the same.

When cooling requirements for the Tenant's computer systems are provided by the Building's electrical and mechanical system, Columbia Square shall not be responsible for mechanical failures which may result in computer shutdowns. In the event of interruptions in service for preventative maintenance, the Tenant will be notified so those computers may be shut down while repairs are made.

Due to the fire hazard risk associated with unattended space heaters as well as the additional electrical load, space heaters and other similar equipment are prohibited. Space heaters will be collected when found and brought down to the Hines Property Management Office with a label indicating where the space heater was removed. If possible, the Tenant will be notified, and the individual will have an opportunity to collect the heater so that they may remove it from the Building.

TELECOMMUNICATIONS

All telephone and telecommunications services desired by the Tenant shall be ordered by and utilized at the sole expense of the Tenant. Unless Landlord otherwise requests or consents in writing, all of the Tenant's telecommunications equipment shall be and remain solely in the Premises and the telephone closet(s) designated by Landlord. Landlord shall have no responsibility for the maintenance of the Tenant's telecommunications equipment (including wiring) nor for any wiring or other infrastructure to which the Tenant's telecommunications equipment may be connected. Landlord shall have the right, upon reasonable prior notice to the Tenant (except in the event of an emergency), to interrupt telecommunications facilities as necessary in connection with any repairs or with the installation of other telecommunications equipment. Tenant shall not utilize any wireless communications equipment (other than usual and customary cellular telephones), including antennae and satellite receiver dishes, at the Premises or the Building, without Landlord's prior written consent, which may be granted or withheld in Landlord's sole and absolute discretion.

No telephone, telecommunications, or other similar provider whose equipment is not then servicing the Building shall be permitted to install its lines or other equipment within or about the Building without first securing the prior written approval of the Landlord, which shall not be unreasonably withheld (except that in no event shall Tenant be entitled to use more than Tenant's Proportionate Share of the Building's riser for such purpose). Landlord's approval shall not be deemed any kind of warranty or representation by Landlord, including, without limitation, any warranty or representation as to the suitability, competence, or financial strength of the provider. Without limitation of the foregoing standards, as specific conditions of any consent: (i) Landlord shall incur no expense whatsoever with respect to any aspect of the provider's provision of its services (including, without limitation, the costs of installation, materials and services); (ii) prior to commencement of any work in or about the Building by the provider, the provider shall supply Landlord with such written indemnities, insurance, financial statements, and such other items as Landlord reasonably determines and Landlord shall have reasonably determined that there is sufficient space in the Building for the placement of the necessary equipment and materials; (iii) the provider agrees to abide by such rules and regulations, building and other codes, job site rules and such other requirements as are reasonably determined by Landlord to be necessary; (iv) the provider shall agree to use existing building conduits and pipes or use building contractors

(or other contractors approved by Landlord); (v) the provider shall pay Landlord such compensation as is reasonably determined by Landlord to compensate it for space used in the building for the storage and maintenance of the provider's equipment, the fair market value of a provider's access to the Building, and the costs which may reasonably be expected to be incurred by Landlord; (vi) the provider shall agree to deliver to Landlord detailed "as built" plans immediately after the installation of the provider's equipment is complete; and (vii) all of the foregoing matters shall be documented in a written agreement between Landlord and the provider on Landlord's standard form and otherwise reasonably satisfactory to Landlord.

The Tenant shall not install or permit the installation of any wiring for any purpose on the exterior of the Premises. Tenant shall not do anything, or permit anything to be done, in or about the Building, or bring or keep anything therein, that will in any way increase the possibility of fire or other casualty or obstruct or interfere with the rights of, or otherwise injure or annoy, other Tenants, or do anything in conflict with the valid pertinent laws, rules, or regulations of any governmental authority.

MODIFICATION OF PREMISES

To maintain the integrity of the Building systems and to allow for peaceful enjoyment by all Tenants, no painting, decorating, or alterations to the Leased Premises are to be done without the prior written consent of the Hines Property Management Office. All requests to make such alterations must be made in writing, specifying the requested modifications in such detail as Tenants require. All alterations, painting, and decorating shall be done by Columbia Square approved contractors, at the Tenant's expense, unless otherwise specifically provided in the Tenant's Lease Agreement. Installation of communication, computer, or alarm systems is to be done in coordination with the Hines Property Management Office. Any damage to the Leased Premises done or caused by the Tenant or its agents or employees will be repaired by Columbia Square employees or contractors at the Tenant's sole cost and expense. Please refer to the Tenant Construction Manual for a detailed discussion on modifications and construction-related activities.

THERMOSTATS & WINDOW TREATMENTS

Tenants should not tamper with or attempt to adjust temperature control thermostats (or obstruct air flow from vents) in the Leased Premises. The Building Engineers of Columbia Square shall adjust thermostats as required to maintain the Building's standard temperature. The Hines Property Management Office requests that all window shades remain down to help maintain comfortable room temperatures and conserve energy.

Tenant shall not attach, hang, or use in connection with any window or door of the Premises any drape, blind, shade, or screen, without Landlord's prior written consent. All awnings, drapes projections, curtains, blinds, shades, screens, and other fixtures shall be of a quality, type, design, and color, and shall be attached in a manner, approved in writing by the Landlord. Any Tenant supplied window treatments shall be installed behind the Landlord's standard window treatments so that the Landlord's standard window treatments will be what is visible to persons outside the Building.

SIGNS

A building standard entry door sign will be provided by the Hines Property Management office upon move-in. No sign or advertisement shall be attached to the Building and no sign shall be put up or painted upon the Building, in the halls, staircases, or entrances, except upon the doors or walls within the Leased Premises that is not visible from the common area, without prior written approval by the Hines Property Management Office. Additional suite signage is available upon approval of the Hines Property Management Office at the Tenant's sole cost and expense.

MOVING

All Tenants moving in or out of the Building and a representative of the moving company must contact the Hines Property Management Office at least one (1) week prior to the date of the move for coordination assistance. The Tenant should make every effort to schedule moves for weekends. All safes, furniture, fixtures, or other bulky articles shall be moved in or out of the Building only in the manner directed and approved by the Hines Property Management Office. The Hines Property Management Office shall, in all cases, retain the right to prescribe the weight and proper positions of safes and other weighty articles before the same are admitted to the Building but in no event shall the weight of live loads exceed 80 pounds per square foot. The Tenant is cautioned in purchasing large furniture because the size is limited to that which can be placed in the Building freight elevator and will pass through the doors of the Leased Premises. Large pieces should be transported in parts and set up in the offices. The Hines Property Management Office reserves the right to refuse to allow to be placed in the Building any furniture or fittings of any description which does not comply with the above conditions. Any and all damage to the Building, Building lobby, or elevators shall be repaired by the Tenant or its contractors, and the cost of such repairs shall be billed to the Tenant as additional rent under the Agreement.

NOISE

Tenant shall not make any unseemly or disturbing noise or disturb or interfere with occupants of the Building, whether by the use of any musical instrument, radio, talking machine or in any other way.

Tenant shall not construct, maintain, use, or operate within the Premises any electrical device, wiring, or apparatus in connection with a loudspeaker system or other sound system, in connection with any excessively bright, changing, flashing, flickering, or moving light or lighting device, or in connection with any similar device or system, without Landlord's prior written consent. The Tenant shall not construct, maintain, use, or operate any such device or system outside of its Premises or within such Premises so that the same can be heard or seen from outside the Premises. No flashing, neon, or searchlights shall be used which can be seen outside the Premises.

ANIMALS

Tenant shall not bring any animal or pet of any kind into the Building, except certified service animals for persons needing assistance.

SMOKING

Smoking, including e-cigarettes and marijuana, is not allowed in the retail arcade or in the adjacent exterior stairs near the 13th Street entrance. Per the D.C. code smoking is prohibited at least 25 feet from all entries, outdoor air intakes, and operable windows. As such, there will be no smoking in any common areas of the Building, including the main lobby, entrance vestibules, elevator lobbies, hallways, loading dock, restrooms, and the parking garage.

LANDLORD RIGHTS

Landlord reserves the right to rescind any of these rules and make such other and further rules as in the judgment of Landlord shall from time to time be needed for the safety, protection, care, and cleanliness of the Building, the operation thereof, the preservation of good order therein, and the protection and comfort of its Tenants, their agents, employees, and invitees, which rules when made and notice thereof given to a Tenant shall be binding upon it in like manner as if originally herein prescribed. In the event of any conflict or inconsistency between the terms and provisions of these rules, as now or hereafter in effect, and the terms and provisions of the Lease, the terms and provisions of the Lease shall prevail.