

The following are important rules and regulations for the property, which are **strictly enforced** by the Landlord. Please be advised that you are responsible for reviewing the lease agreement to ensure that you are in compliance as there may be additional rules & regulations that are not stated below.

We encourage you to review and share this important information with your team.

### **Alterations:**

- Tenant shall not make any alteration, and/or install any equipment or fixture to any area of the Premises, including, but not limited to the interior, exterior, or the roof of the Premises, without obtaining the prior written consent of the Landlord.
- Any alteration or improvement made to the interior or exterior of the Premises which results in any damage to the Premises shall be repaired by the Tenant at the request of the Landlord and Tenant's sole cost.
- No satellite dish, radio, television, camera, or other aerial or equipment of any kind may be placed or installed on the roof or any exterior wall of the Premises or Building or on the grounds or common areas of the Project without the prior written consent of Landlord.
- Tenant is not permitted to change the lock(s) to the unit or mailbox without prior written consent from the Landlord.
- Tenant shall provide Landlord with an alarm code if an alarm system is installed in the Premises for the purposes of entry in case of an emergency and per the terms set forth in the lease agreement.
- No additional locks, other than Landlord approved entry system, shall be placed on the doors of the Premises by Tenant nor shall any existing locks be changed

### **Signage:**

- Tenant shall not install any permanent or temporary sign(s) in, upon, or about the interior or exterior of the Premises at any time prior to or after the Rent Commencement Date without the prior written consent of the Landlord and in accordance with all applicable laws, ordinances, and regulations.

### **Parking:**

- Overnight parking is not permitted on the property. The Landlord reserves the right to tow any vehicle(s) parked overnight at the owner's expense.
- Tenants are limited to the number of parking spaces specified in their lease. Tenants are **not** permitted to park in any non-designated areas, including grass areas.

- Box trucks larger than 18 feet and 18-wheeler trucks are not permitted in the parking lot and can only load and unload in the designated loading area(s).
- Tenants are not permitted to perform any work or wash vehicles in the parking lot.

### **Dumpster:**

- The onsite dumpster is available for all tenants to use. All items must be placed inside of the dumpster and the lid must be kept closed at all times.
- No hazardous materials, equipment, furniture, pallets, or construction materials can be placed in the dumpster.

### **Outside Storage:**

- Tenants may not place any machines, equipment, pallets, or materials of any kind outside of the premises.

### **Use of Premises:**

- Tenants shall not use the Premises in any manner that may be harmful to the buildings or disturbing to other tenants in the Industrial Project.
- Tenants shall not occupy or use the Premises for sleeping or lodging, nor shall any alcoholic beverages be consumed on the Premises.
- Tenants must maintain a minimum clear space of 18 inches between the top of the storage and the automatic fire sprinklers in accordance with NFPA 13 (Standard for the Installation of Sprinkler Systems). Storage spaced less than 18" below the sprinkler heads will obstruct the discharge pattern resulting in reduced sprinkler efficiency and increasing the property loss potential.
- Tenant shall not place, install, or operate on the Premises or in any part of the Project, any engine, stove, or machinery, or conduct mechanical operations or cook thereon or therein, or place or use in or about the Premises any explosives, gasoline, kerosene, oil, acids, caustics, or any other flammable, explosive, or hazardous material without the prior written consent of Landlord. The foregoing shall not prohibit the use of microwave ovens
- Tenant shall not store any items above office space and restroom.

### **Compliance with Law:**

- Tenant agrees to comply with all laws and rules of Federal, State, and Municipal governments as they apply to the Leased Property. Tenants will, at their expense, secure a certificate of occupancy and/or occupational license to conduct business in the county and/or city within 5 days of the date of the Lease

**Fire Extinguishers/Safety Equipment**

- Tenants shall be responsible for the installation and maintenance of all applicable fire extinguishers, life safety equipment, and related equipment required by applicable law, regulations, and manufacturer's recommendations.

**Inspections:**

- Annual inspections of each bay will be conducted in October of each year to ensure all units are maintained per the terms of the lease agreement.

**Animals:**

- Animals are not permitted on the property at any time.

Please do not hesitate to contact our office at [pm@razilience.com](mailto:pm@razilience.com) or 305.690.0046 should you have any questions.