

ALTERATIONS RULES AND REGULATIONS

1. Tenant will perform the work using only contractors first approved in writing by Landlord.
2. Landlord will have no responsibility for or in connection with the work; Tenant, at its expense, will remedy and be responsible for all defects in the work, whether appearing during its progress or after the completion thereof and whether the same affect the Premises in particular or any parts of the Building in general.
3. If performance of the work requires that additional services or facilities be provided by Landlord, Tenant will pay to Landlord a reasonable charge therefor.
4. Tenant's work is to be performed on weekdays, Monday through Friday; work to be performed at other times will be performed only after obtaining Landlord's express written consent and will be done only when an agent or employee of Landlord is present. Tenant will reimburse Landlord for the reasonable cost of any such employee or agent.
5. Tenant must cause its moving personnel to arrange with the Building manager to obtain furniture pads prior to the moving in or out of the Premises. Only elevators (and not stairways) are to be used by moving personnel. Tenant will be responsible to reimburse Landlord for any loss or damage occurring in connection with moving in or out of the Premises.
6. Demolition of partitions and removal of rubbish will be done during hours first approved by Landlord in writing.
7. Electrical and power panel balancing will be maintained by and at the expense of Tenant during the entire period of Tenant's work.
8. Core drilling and concrete cutting will be performed during hours first approved by Landlord in writing and will be done only when an agent or employee of Landlord is present. Tenant will reimburse Landlord for the reasonable cost of any such employee or agent.
9. Workmen performing work in or entering adjacent tenant areas (if same is permitted) are to be accompanied by an employee or agent of Landlord. Tenant will reimburse Landlord for the reasonable cost of any such employee or agent.
10. If a shutdown of plumbing, electrical, air-conditioning and/or other equipment becomes necessary in connection with Tenant's work, Tenant will notify Landlord and Landlord will determine when such shutdown may be made, and any such shutdown will be done only when an agent or employee of Landlord is present. Tenant will reimburse Landlord for the reasonable cost of any such employee or agent.
11. Tenant and its contractors will not demolish or remove any of the Building's structure.
12. Tenant will provide for and pay all costs and expenses of cleaning the work area and any cleanup required in adjacent areas as a result of Tenant's work.
13. Any noise complained of by other tenants will be immediately diminished to Landlord's satisfaction or the work will cease until the noise is so diminished.

14. Landlord will not be responsible for maintenance or balancing of any air-conditioning system or maintenance of electrical or plumbing items installed in connection with Tenant's work, or for maintenance of lighting fixtures, partitions, doors, hardware, or any other installations.
15. Tenant and its contractors will follow all rules and regulations of the Building during the entire period of Tenant's work.
16. Landlord expressly reserves the right to revoke its consent to perform any work upon notice to Tenant in the event of the breach of any of the terms or conditions of this Lease, including those contained in these Alterations Rules and Regulations.
17. Nothing herein is to be construed as (i) requiring compliance by Landlord or its contractors with any of the foregoing, or (ii) constituting Tenant as Landlord's agent (Tenant to do any work herein as principal), or (iii) a waiver by Landlord of any of the terms or provisions of this Lease.
18. The provisions hereof are for the benefit of Landlord and Tenant only, and no one else (including other tenants of the Building) will be entitled to benefit thereby. All sums that may be or become owing from Tenant to Landlord pursuant to the foregoing provisions will be payable on request and as Additional Rent.
19. Tenant, at its expense, will conform to comply with all applicable terms and conditions of the Lease (including Article 11) regarding Tenant's work in the Premises, whether undertaken prior to the Commencement Date to ready to the Premises for occupancy, or at any time subsequent to the Commencement Date. With respect to Tenant's plans and specifications: if Landlord requires revisions, Tenant will make them and submit the revised plans and specifications to Landlord within 10 business days after Landlord's notice to Tenant of the need for such changes, failing which Landlord may cause the changes to be made at Tenant's expense, payable on request and as Additional Rent; and Tenant will promptly make such revisions as may be required by any governmental authority.
20. No part of Tenant's work will be of a character which will require changes outside the Premises or adversely affect all or any part of the Building or any structural members, safety systems or the utility and/or service systems of the Building.
21. With regard to any guaranties and warranties which Tenant may receive in connection with Tenant's work (collectively, the "Warranties"), insofar as the Warranties cover any plumbing, electrical, lighting and/or heating, ventilating and air-conditioning fixtures or equipment, promptly following Tenant's receipt of any of the Warranties, Tenant will furnish Landlord with a copy thereof. Tenant hereby assigns to Landlord all of Tenant's right, title and interest in and to the Warranties, effective upon the expiration or sooner termination of the Term, at which time Tenant shall deliver the originals of such Warranties to Landlord.

END OF ALTERATIONS RULES AND REGULATIONS.