

EXHIBIT C
(Rules and Regulations)

1. The sidewalks, entrances, passages, courts, stairways, corridors and halls shall not be obstructed or encumbered by any Tenant, or used for any purpose other than ingress and egress to and from the Demised Premises and the Shopping Center.
2. All bulky deliveries to the Demised Premises shall be made through rear delivery doors. The back parking gates must remain locked. Tenants who need access to the back parking for deliveries are responsible for keeping the gates locked after their use.
3. Tenant shall not install vending machines of any kind outside the Demised Premises without the written approval of Landlord.
4. Landlord shall have the right to prohibit any advertising by any Tenant which in Landlord's opinion tends to impair the reputation of the Shopping Center and the complex in which the Demised Premises are located, or its desirability as a retail location and upon written notice from Landlord, Tenant shall refrain from or discontinue such advertising.
5. Landlord shall have the right to prohibit any show window displays which in Landlord's opinion are in poor taste or undignified, or will otherwise tend to down-grade the appearance of the Shopping Center, and upon written notice from the Landlord, Tenant shall remove such display.
6. Canvassing, soliciting and peddling in the Shopping Center or in the complex is prohibited and each Tenant shall cooperate to prevent the same.
7. All equipment of any electrical or mechanical nature shall be placed by Tenant in Demised Premises in approved settings to absorb or prevent any vibrations, noise, or annoyance of any kind.
8. Tenant may not install any loudspeaker on the exterior of the Demised Premises, nor have nor permit any loudspeaker or other form of musical instrument to emit music or any other noise from the interior of said Demised Premises through any opening of the Demised Premises.
9. Tenant shall keep the Demised Premises free of trash and dirt accumulations and shall furnish adequate and proper receptacles for said trash, debris and garbage and shall remove such trash, debris and garbage from said Demised Premises as often as is necessary to keep the Demised Premises in a clean and sanitary condition at all times.
10. Tenant shall not render any kind of curb service nor permit anyone to sell or dispense merchandise or service from outside of the Demised Premises.
11. Mechanical equipment installed by the Landlord in the Demised Premises must be left accessible at all times for necessary repairs or maintenance.
12. Tenant must comply with any revisions to these rules or subsequent rules that may be promulgated or issued by Landlord for the general benefit of all tenants as a whole in the Shopping Center, or in the buildings comprising the Shopping Center complex.
13. Tenant may park in handicapped spaces only with a valid handicapped sign. Tenant may not park large trucks in the front parking lot designated for cars, SUVs, mini vans and standard pick-up trucks. The APD will be called without notification if handicapped spaces are blocked.

14. Traffic flow for large trucks deliveries:

Entrance into the shopping center is by turning right from West Stassney Lane;

Exit out of the shopping center is by turning right onto South First Street;

Entrance into the back parking for deliveries is from the West gate (behind Aaron's);

Exit out of the back parking for deliveries is from the East gate (behind Quinta Caporales);

Traffic is one-way: From West Stassney Lane to the West gate, then the East gate, then out on South First Street;

Trucks are not allowed to turn around anywhere on the property.

15. Violations of these rules, or any revisions or additions thereto, shall amount to a default as provided in Tenant's lease, and shall be sufficient cause for termination of lease at the option of the Landlord. A penalty of \$100 (\$250 if rule 13 is violated) will be assessed after a second violation of the rules by the Tenant, their agents, vendors or employees.