

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. Tenants shall place their dumpsters in the designated areas shown on the attached sketches (sketch C1). The dumpsters shall have a cover that needs to be closed and locked at all times. Food dumpsters shall only contain food; non-food dumpsters shall not contain food. Refuse & trash overflow or spillage is unacceptable; landlord will clean such overflow or spillage and, for such work, will charge the responsible tenant(s) who will also be subject to paragraph 15.
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. Tenant shall not allow its agents, vendors or employees to park in the front parking overnight.

14. Large trucks deliveries - see attached legends & sketch (sketch C2). Large trucks are allowed on the property only if they are making a delivery to a tenant. Trucks are not allowed to turn around anywhere on the property and must strictly conform to the following rules:

14a. Traffic flow for large trucks deliveries in the back:

Entrance into the shopping center is by turning right from West Stassney Ln (ST1);

Exit out of the shopping center is by turning right onto South First Street (FR1);

Entrance into the back parking for deliveries is from the West gate (WG);

Exit out of the back parking for deliveries is from the East gate EG;

Traffic is one-way: From West Stassney Lane (ST1) to the West gate (WG), flowing in one direction to the East gate (EG), then out on South First Street (FR1);

14b. Traffic flow for large trucks deliveries in the front:

No trucks are allowed to operate or parked within the boundary shown on the sketch.

The flow of traffic is allowed along the perimeter from S. First St to Stassney Ln

Entrance into the shopping center is by turning right into FR1, ST4, ST3 or ST1;

Exit out of the shopping center is by turning right out of FR1, ST4, ST3 or ST1;

Entrance or exit from ST2 or FR2 is strictly prohibited;

Trucks are allowed to park for up to 30 minutes in the designated area on the map:

PK12 at the East curb on S. First St (between FR1 and FR2)

PK43 at the South curb on W. Stassney Ln (between ST4 and ST3)

PK32 at the South curb on W. Stassney Ln (between ST3 and ST2)

PK11 at the West curb (by ST1)

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.

Exhibit C 3-4

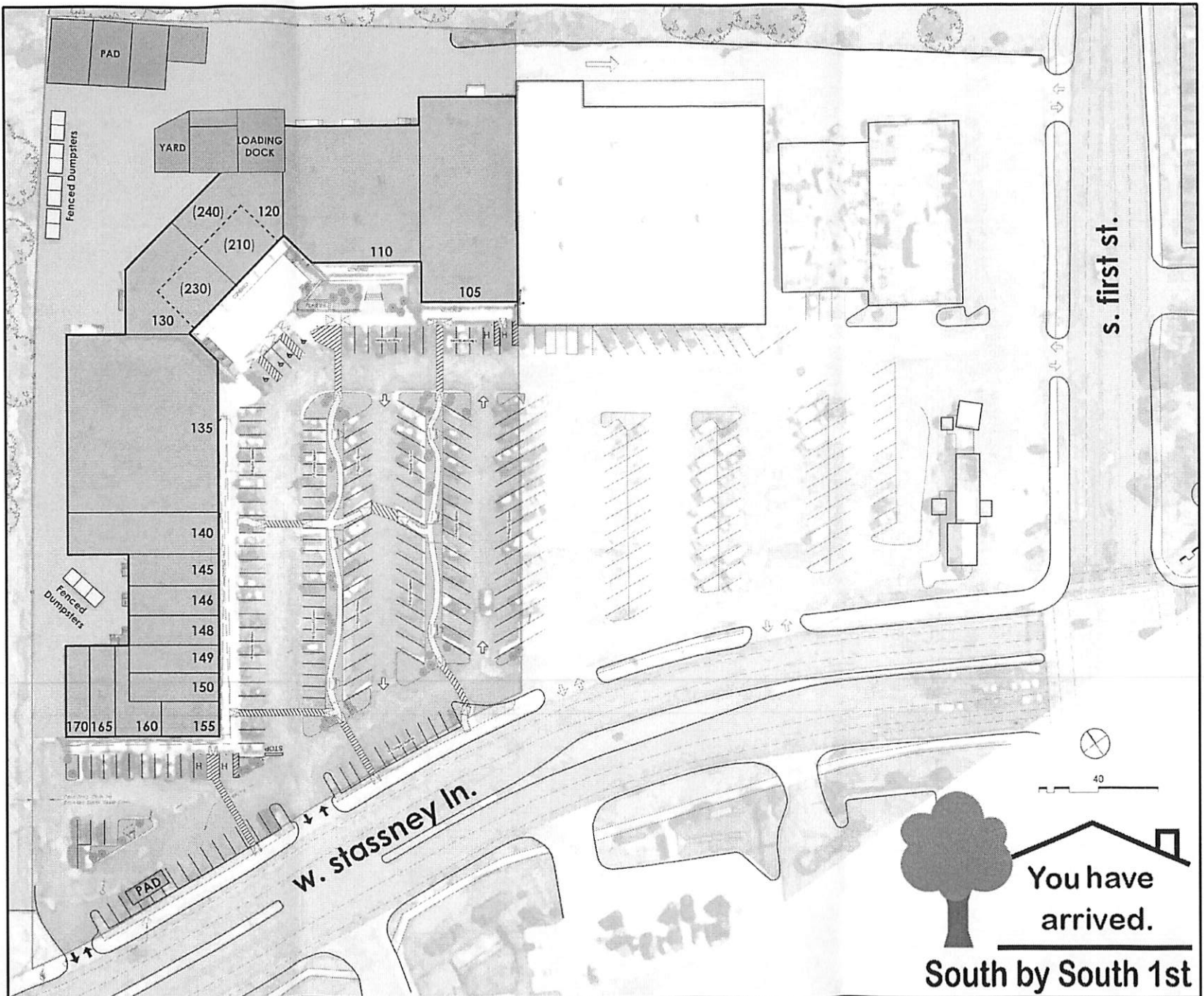


Figure C1: Designated Dumpster Locations

You have arrived.  
South by South 1st

Exhibit C 4-4

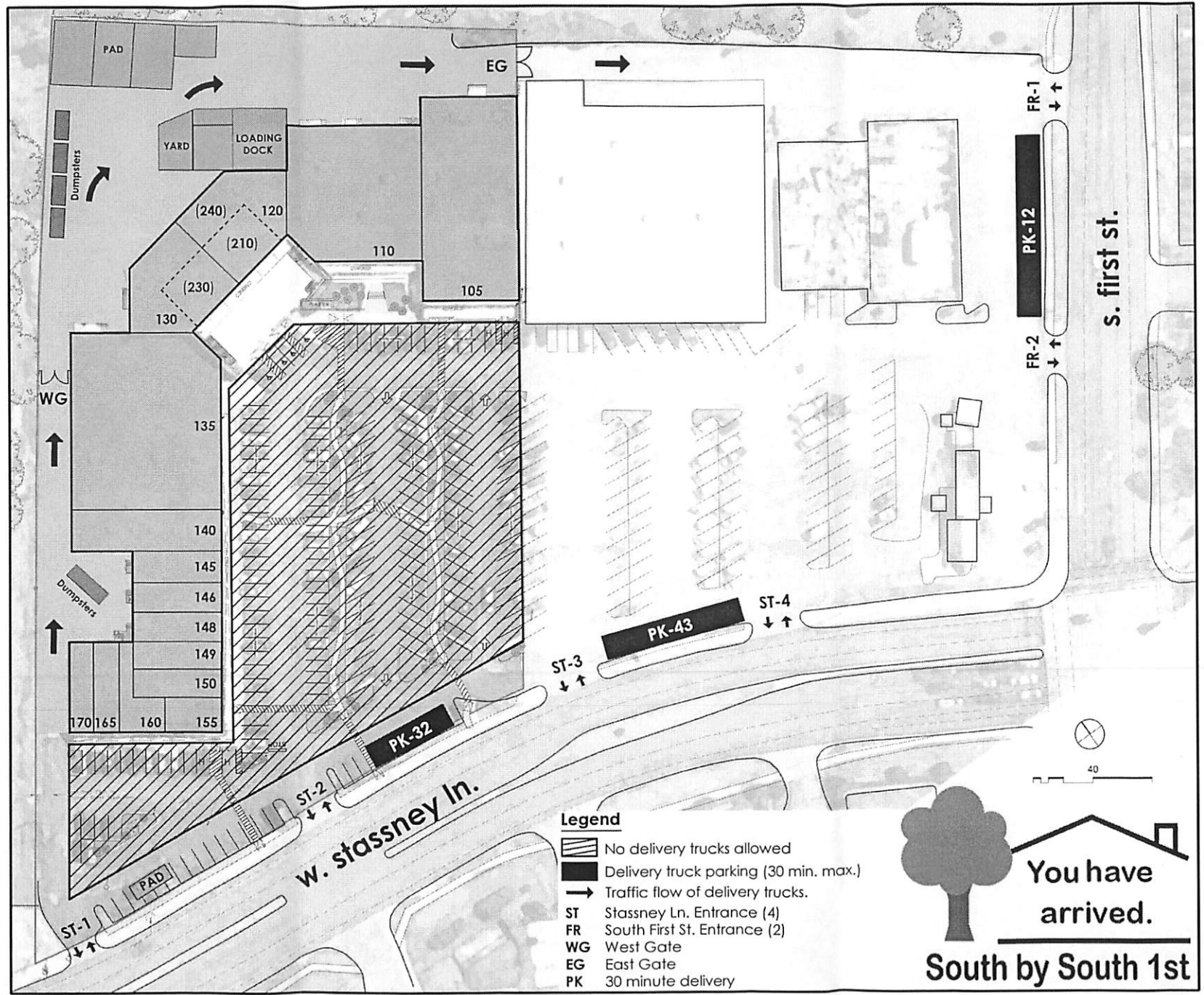


Figure C2: Designated Delivery Areas & Parking

**You have arrived.**

**South by South 1st**