

THE PEACHTREE

TENANT RULES AND REGULATIONS

The following Rules and Regulations, hereby accepted by Tenant, are prescribed by Landlord to enable Landlord to provide, maintain, and operate, to the best of Landlord's ability, orderly, clear and desirable premises, Building, Project and Parking Facility for the Tenants therein at as economical a cost as reasonably possible and in as efficient a manner as reasonably possible, to assure security for the protection of Tenants so far as reasonably possible, and to regulate conduct in and use of said Premises, Building Project and Parking Facility in such manner as to minimize interference by others in the proper use of same by Tenant.

1. Tenant shall not do or permit to be done in or about the Premises or the Building any act which obstructs or interferes with the rights of other tenants of Landlord, or annoys them in any way, including, but not limited to, making loud or unseemly noises. Tenant shall not use the Premises for manufacturing, storage, or sale of merchandise or property of any kind, sleeping, lodging, or cooking at any time except with Landlord's written permission. Tenant may use for its own employees within its Premises coffee makers, microwave ovens, ice machines, refrigerators, dishwashers and other similar appliances customarily used in office building warming kitchens, but Tenant shall be responsible for shutting off such appliances at the close of each business day.

2. No vending machines of any kind will be installed, permitted or used by Tenant on any part of the Premises without Landlord's written permission. No part of the Building shall be used for gambling, immoral, or unlawful purposes. No intoxicating beverage shall be sold in the Building without the prior written consent of Landlord. No area outside of the Premises shall be used by Tenant for storage purposes at any time. No bicycles, vehicles, or animals (except those assisting handicapped persons) of any kind shall be brought into the Building by Tenant or kept in or about the Premises.

3. The sidewalks, entrances, passages, corridors, halls, elevators, and stairways shall not be obstructed by Tenant or used for any purpose other than those for which same were intended as ingress and egress. No window shall be covered or obstructed by Tenant. Toilets, wash basins, and sinks shall not be used for any purposes other than those for which they were constructed, and no sweeping, rubbish, coffee grounds, or other obstructing substances shall be thrown therein. Landlord shall have the right to control and operate the common areas of the Project and the public portions of the Building in such a manner as Landlord deems best for the benefit of tenants generally.

4. No additional lock, latch or bolt of any kind shall be placed upon any door or any changes be made in existing locks or mechanism thereof by Tenant without the consent of Landlord, and such consent of Landlord shall be requested by Tenant in writing. Tenant may install customary card key access systems so long as Landlord is provided access cards for entry in cases of emergency. The doors leading to the corridors or main hallways shall be kept closed at all times except such times as such doors may be used for ingress or egress.

5. Tenant shall not cause or permit any unusual or objectionable odors to be produced upon or issue from the Premises, and no flammable, combustible or explosive fluid, chemical or substance shall be brought into the Building by Tenant. Tenant shall comply with all laws pertaining to the use of these materials and shall remain solely liable for the costs of abatement and removal incurred due to Tenant's use of these materials.

6. Tenant shall be responsible for locking all entrance doors to the Premises upon the conclusion of the business day. Tenant assumes full responsibility for protecting the Premises from theft,

robbery and pilferage. Except during Tenant's normal business hours, Tenant shall keep all doors to the Premises locked and other means of entry of the Premises closed and secured. Landlord shall not be responsible for any lost or stolen property, equipment, money or jewelry from the Premises regardless of whether such loss occurs when the Premises are locked or not.

7. No safes, furniture, boxes, large parcels, or other kind of freight shall be taken to or from the Premises by Tenant or allowed in any elevator, hall, or corridor at any time except by permission of, and at all times allowed by, Landlord. The persons employed to move Tenant's articles must be approved by Landlord, and, at Landlord's option, supervised by Landlord. Tenant shall assume all risk for damage to articles moved and injury to any persons resulting from such movement. If equipment, property or personnel of Landlord or of any other party is damaged or injured as a result of or in connection with such movement, Tenant shall be solely liable for any resulting loss or damage.

8. The Building shall be open to Tenant, its employees, and business visitors during Building Hours. At all other times every person, including Tenant, its employees and visitors entering and leaving the Building may be questioned by a guard as to that person's business therein, and may be required to sign such person's name on a form provided by Landlord for registering such person.

9. Tenant shall not employ any person other than Landlord's contractor or employees for the purpose of cleaning and taking care of the Premises.

10. Landlord shall have the right to prohibit any advertising by Tenant which, in Landlord's opinion, tends to impair the reputation of the Building or its desirability for offices, and upon written notice from Landlord, Tenant shall refrain from or discontinue such advertising.

11. Tenant shall not overload any floor and shall not install any heavy objects, safes, business machines, files or other equipment without having received Landlord's prior written consent as to size, maximum weight, routing and location thereof. Damage to the Building or the Project by the installation, maintenance, operation, existence or removal of property of Tenant shall be repaired at Tenant's sole expense.

12. Tenant shall not mark, paint, drill into, or in any way deface any part of the Premises or the Building, without the prior written consent of Landlord. No boring, cutting or stringing of wires shall be permitted, except with the prior written consent of Landlord, and as Landlord may direct. Other than a typical telephone intercom paging system, Tenant shall not construct, maintain, use or operate any electrical device, wiring or apparatus in connection with a loud speaker system or other sound system except as reasonably required as part of a communications system approved prior to installation by Landlord. No such loudspeaker or sound system shall be constructed, maintained, used or operated outside of the Premises.

13. Canvassing, soliciting, and peddling in the Building or the Project is prohibited and Tenant shall cooperate to prevent the same.

14. Tenant acknowledges that the Building is a non-smoking building and that smoking is absolutely prohibited in the Premises and elsewhere in the Building. Tenant agrees to cause its employees to smoke only in those portions of the Project designated by Landlord for smoking, if any.

15. Tenant's business machines and mechanical equipment which cause unreasonable noise or vibration that may be transmitted to the structure of the Building or to any other premises to such a degree as to be objectionable to Landlord or any other tenant shall be placed and maintained by Tenant, at Tenant's expense, on vibration eliminators or other devices sufficient to eliminate such unreasonable noise or

vibration. Similarly, Tenant shall not operate any mechanical or electrical devices that emit excessive sound or other waves or that would interfere with the operation of any device, equipment, radio, television broadcasting or reception from or within the Building.

16. The Premises shall not be used for the manufacture of goods for sale or for the sale and auction of merchandise, goods or property of any kind.

17. The employees of Landlord or its managing agent shall not be required to perform any work or do anything outside of their regular duties unless under special instruction from Landlord.

18. Except for trash removal and mopping of floors, Landlord shall not be responsible for cleaning any finishes which are non-standard, such as kitchens, break rooms, dedicated bathrooms, wallpaper or special lights. However, at Tenant's request, Landlord shall clean such areas at Tenant's cost. Tenant shall not cause any unnecessary janitorial labor or services by reason of its carelessness or indifference in the preservation of good order and cleanliness. However, at Tenant's request, Landlord will clean any such areas at Tenant's cost.

19. The building directory located in the lobby shall be provided by Landlord to Tenant so as to display its name and location in the Building, which display shall be as directed by Landlord.

20. Tenant shall cooperate with Landlord to insure the most effective operation of the Building's heating and air-conditioning and shall refrain from attempting to adjust any controls other than room thermostats which are intended to be adjusted by Tenant.

21. In no event shall Tenant, without the prior consent of Landlord, use pictures or illustrations of the Building in any advertising.

22. Tenant shall at all times keep the blinds in the down position with the blades at a 45° angle.

23. Tenant shall not take any action which would violate Landlord's labor contracts or which would cause picketing, work stoppage, labor disruption or dispute, or interfere with Landlord's or any other tenant's or occupant's business or with the rights and privileges of any person lawfully in the Building. Tenant shall take all actions necessary to resolve such situation, shall have pickets removed and (at the request of Landlord) immediately terminate any work in the Premises which gave rise to such situation, until Landlord consents in writing for the work to resume. Tenant shall have no claim for damages against Landlord, nor shall the Term be extended as a result of such actions.

24. From time to time, Landlord may adopt procedures and systems for the safety of the Building, its occupants, use and contents. Tenant, its agents, employees, contractors, guests and invitees shall comply with Landlord's procedures and systems.

25. Landlord shall not be responsible for money, jewelry, automobiles or other personal property lost or stolen from the parking deck, regardless of whether such loss or theft occurs when the parking deck or other areas therein are locked or secured. Except as caused by the negligence or willful misconduct of Landlord, Landlord shall not be liable for any loss, injury or damage to individuals using the parking deck, it being understood that, to the fullest extent permitted by law, the use of the parking deck shall be at the sole risk of Tenant, its employees, customers and guests.

26. Neither Tenant nor its employees or guests shall store any automobiles in the parking deck without the prior written consent of Landlord. If it is necessary for Tenant or its employees or guests to leave an automobile in the parking deck overnight, Tenant shall provide Landlord with prior notice thereof,

designating the license plate number and model of such automobile. Except for emergency repairs, neither Tenant nor its employees shall perform any work on any automobiles while located in the parking deck or on the Property.

27. Landlord shall have the right to close temporarily the parking deck or certain areas therein in order to perform necessary repairs, maintenance and improvements to the parking deck.

28. Landlord reserves the right to enter into a management or operating agreement or lease with a third party for the parking lot (a "Parking Facility Operator"), whose identity may change from time to time. In such event, upon request from Landlord, Tenant shall enter into a parking agreement with the Parking Facility Operator and pay the Parking Facility Operator the monthly charge established in Section 29 hereof, if any, and Landlord shall have no liability for claims arising through acts or omissions of the Parking Facility Operator. Any parking agreement entered into between Tenant and Parking Facility Operator shall be freely assignable by such Parking Facility Operator or any successor thereto.

29. All plate and other glass now in the Premises, Building or Project which is broken through the cause which is attributable to Tenant, its officers, agents, servants, employees, patrons, licensees, customers, visitors or invitees shall be replaced by and at expense of Tenant under the direction of Landlord.

30. The plumbing facilities shall not be used for any other purpose than that for which they are constructed, and no foreign substance of any kind shall be thrown therein, and the expense of any breakage, stoppage, or damage resulting from a violation of this provision shall be borne by Tenant, who shall, or whose officers, employees, agents, servants, patrons, customers, licensees, visitors or invitees shall have caused it.

31. All contractors and/or technicians performing work for Tenant within the Premises, Building, Project or Parking Facility shall be referred to Landlord for approval before performing such work. This shall apply to all work including, but not limited to, installation of telephones, telegraph equipment, electrical devices and attachments, and all installations affecting floors, walls, windows, doors, ceiling, equipment or any other physical feature of the Building, the Project, the Premises or the Parking Facility. None of this work shall be done by Tenant without Landlord's prior written approval.

32. Tenants may not bring furniture and equipment into the Premises that does not fit in the elevators for the Building and that does not pass through the doorways of the Premises or Building unless such furniture or equipment is made in parts and set up in the Premises. Landlord reserves the right to refuse to allow to be placed in the Building any furniture or equipment of any description which does not comply with the above conditions.

33. Tenant shall not install any antenna or aerial wires, or radio or television equipment, or any other type of equipment, inside or outside of the Building or the Project, without Landlord's prior approval in writing, and upon such terms and conditions as may be specified by Landlord in each and every instance, including the payment of a rental fee for such space.

34. Tenant shall not use the name of the Building for any purpose other than that of the business address of Tenant or use any letterheads, envelopes, circulars, notices, advertisements, containers or wrapping material without Landlord's express consent in writing.

35. Tenant shall not conduct its business in such manner as to create any nuisance, or interfere with, annoy or disturb any other tenant in the Project or Landlord in its operation of the Project or commit waste or suffer or permit waste to be committed in the Premises or Project. In addition, Tenant shall not allow its officers, agents, employees, servants, patrons, customers, licensees and visitors to conduct

themselves in such manner as to create any nuisance or interfere with, annoy or disturb any other tenant in the Project or Landlord in its operation of the Project or commit waste or suffer or permit waste to be committed in the Premises or the Project. Tenant shall not permit its employees to loiter on the Property outside of the Premises.

36. Neither Tenant nor any officer, agent, employee, servants, patron, customer, visitor, licensee or invitee of any Tenant shall go upon the roof of the Building without the written consent of the Landlord.

This edition of Rules and Regulations shall be effective on and after December 1, 2014 as from time to time later supplemented and amended by Landlord. Landlord shall not be responsible to Tenant for the non-observance, or violation, of any of these Rules and Regulations by other tenants of the Building.