

RULES AND REGULATIONS

1. The rights of tenants in the common entrances, corridors, elevators and escalators of the Building are limited to ingress to and egress from the Premises for tenants and their employees, licensees and invitees, and no tenant shall use, or permit the use of, the common entrances, corridors, escalators or elevators for any other purpose. No tenant shall invite to the Premises, or permit the visit of, persons in such numbers or under such conditions as to interfere with the use and enjoyment of any of the plazas, common entrances, corridors, escalators, elevators and other facilities of the Building by other tenants. Fire exits and stairways are for emergency use only, and they shall not be used for any other purposes by Tenant, its employees, licensees or invitees (except as otherwise expressly provided in the Lease). No tenant shall encumber or obstruct, or permit the encumbrance or obstruction of or store or place any materials on any of the sidewalks, plazas, common entrances, corridors, escalators, fire exits or stairways of the Building. Landlord reserves the right to control and operate the public portions of the Building and the public facilities, as well as facilities, furnished for the common use of the tenants, in such manner as it deems best for the benefit of the tenants generally.

2. The cost of repairing any damage to the public portions of the Building or the public facilities or to any facilities used in common with other tenants, caused by Tenant or the employees, licensees or invitees of Tenant, shall be paid by such Tenant.

3. Landlord may refuse admission to the Building outside of business hours to any person not known to the watchman in charge or not having a pass issued by Landlord or not properly identified, and may require all persons admitted to or leaving the Building outside of business hours to register. Tenant's employees, agents and visitors shall be permitted to enter and leave the Building whenever appropriate arrangements have been previously made between Landlord (or the Building security vendor) and Tenant with respect thereto. Tenant shall be responsible for all persons for whom he requests such permission and shall be liable to Landlord for all acts of such persons. Any person whose presence in the Building at any time shall, in the judgment of Landlord, be prejudicial to the safety, character, reputation and interests of the Building or its tenants may be denied access to the Building or may be ejected therefrom. In case of invasion, riot, public excitement or other commotion the Building may prevent all access to the Building during the continuance of the same, by closing the doors or otherwise, for the safety of the tenants and protection of property in the Building.

4. No tenant shall obtain or accept for use in its premises, ice, drinking water, food, beverage, barbering, shoe shining, floor polishing, lighting maintenance, cleaning or other similar services from any persons not authorized by Landlord in writing to furnish such services. Such services shall be furnished only at such hours, in such places within the Premises and under such regulations as may be fixed by Landlord.

5. No awnings or other projections over or around the windows shall be installed by any tenant, and only such window blinds or shades as are supplied or permitted by Landlord shall be used in the Premises.

6. There shall not be used in any space, or in the common areas of the Building, either by Tenant or by vendors, contractors or others, in the delivery or receipt of merchandise, any hand trucks, except those equipped with rubber tires and side guards.

7. All entrance doors in the Premises shall be kept locked when the Premises is not in use. No additional locks or bolts of any kind shall be placed upon any of the doors or windows in the Premises, and

no lock on any door therein shall be changed or altered in any respect unless, in each case, such lock is capable of being tied-in, or "keyed", to the Building's master key system and Tenant, upon the installation of such lock, arranges with Landlord to key such lock into such master key system. Duplicate keys for the Premises and toilet rooms shall be procured only from Landlord, which may make a reasonable charge therefor. Upon the termination of the Lease, all keys of the Premises and toilet rooms shall be delivered to Landlord.

8. Entrance doors shall not be left open at any time. All windows in the Premises or door(s) to setbacks shall be kept closed, locked and secured at all times. Door(s) to setback will be monitored via dry contact by Landlord's security system with local audible alarm at door location until closed. The Building property management office shall have the right to enter the Premises to close any open windows and/or setback door(s). All blinds or shades in the Premises above the ground floor shall be lowered when and as reasonably required, because of the position of the sun, during the operation of the Building air conditioning system to cool or ventilate the Premises.

9. No noise, including the playing of any musical instruments or devices, radio or television, which, in the judgment of Landlord, might disturb other tenants in the Building shall be made or permitted by Tenant, and (except as otherwise expressly provided in the Lease) no cooking (except that sterno cans may be utilized by Tenant provided prior written notice is provided to the Building's property management office and a fire guard is present at all times of such use) shall be done in the Premises. Nothing shall be done or permitted in the Premises, and nothing shall be brought into or kept in the Premises, which would impair or interfere with any of the Building services or the proper and economic heating, cooling, cleaning or other servicing of the Building or the Premises, or the use or enjoyment by any other tenant of any other premises, nor shall there be installed by any tenant any ventilating, air conditioning, electrical or other equipment of any kind which, in the judgment of Landlord, might cause any such impairment or interference. In furtherance of the foregoing, each tenant at its expense shall cooperate with Landlord's cleaning from time to time of the exterior windows of the Building, including upon request by Landlord, the temporary removal by any tenant of any personal property located on the top of any convactor covers and the temporary relocation by any tenant of any personal property, equipment or other item (whether or not attached or affixed to the Building) located near any of the exterior windows of the Building. No dangerous, inflammable, combustible or explosive object or material shall be brought into the Building by Tenant or its invitees or with the permission of Tenant.

10. Tenant shall not permit any food odors emanating within the Premises to seep into other portions of the Building.

11. No acids, vapors, chemicals or other materials shall be discharged or permitted to be discharged into the waste lines, vents or flues of the Building which may damage them. The water and wash closets and other plumbing fixtures in or serving the Premises shall not be used for purpose other than the purpose for which they were designed or constructed, and no sweepings, rubbish, rags, acids or other foreign substances shall be deposited therein. All damages resulting from any misuse of the fixtures shall be borne by the tenant who, or whose employees, agents, visitors, or licensees, shall have caused the same.

12. No signs, advertisements, notice or other lettering shall be exhibited, inscribed, painted or affixed by Tenant on any part of the outside or inside the Premises or the Building without the prior written consent of Landlord. In the event of the violation of the foregoing by Tenant, Landlord may remove the same without any liability, and may charge the expense incurred by such removal to the tenant or tenants violating this rule. Interior signs and lettering on doors and elevators shall be inscribed, painted, or affixed for each tenant by Landlord at the expense of such tenant, and shall be of a size, color and style acceptable to Landlord. Landlord shall have the right to prohibit any advertising by any tenant which impairs the

reputation of the Building and upon notice from Landlord, Tenant shall refrain from or discontinue such advertising.

13. No tenant shall mark, paint, drill into, or in any way deface any part of the Building or the premises demised to such tenant. No boring, cutting or stringing of wires shall be permitted, except with the prior written consent of Landlord, and as Landlord may direct. No tenant shall install any resilient tile or similar floor covering in the premises demised to such tenant except in a manner approved by Landlord.

14. No tenant shall lease desk space or permit the licensing of desk space in the premises demised to such tenant.

15. No premises shall be used, or permitted to be used, at any time, as a store for the sale or display of goods, wares or merchandise of any kind, or as a restaurant, shop, booth, or other stand, or for the conduct of any business or occupation which predominantly involves direct patronage of the general public in the premises demised to such tenant, or for manufacturing or for other similar purposes.

16. The requirements of tenants will be attended to only upon application at the Building's property management office. Employees of Landlord shall not perform any work or do anything outside of the regular duties, unless under special instructions from the office of Landlord.

17. Tenant shall, at its expense, provide artificial light in the Premises for Landlord's agents, contractors and employees while performing janitorial or other cleaning services and making repairs or alterations in the Premises.

18. Tenant's employees shall not loiter around the hallways, stairways, elevators, front roof or any other part of the Building used in common by the occupants thereof.

19. Smoking of any kind, including, without limitation, so-called e-cigarettes or other vapor delivery devices, shall be prohibited at all times within the Premises and the Building. Such policy shall apply to all employees, officers, clients, contractors and visitors of Tenant. Designated exterior smoking areas (if any) will be adequately signed and located at least twenty-five (25) feet from all entries to the Building and outdoor air intakes. In addition, no tenant shall occupy any portion of the Building or Premises for the manufacture or sale of any tobacco products.

20. If the Premises become infested with vermin, Tenant, at its sole cost and expense, shall cause the Premises to be exterminated, from time to time, to the satisfaction of Landlord and shall employ such exterminators therefor as shall be approved by Landlord.

21. Tenant at its expense shall arrange for the removal from the Premises and the Building of all medical waste (and conduct any specialized cleaning for the removal of medical waste) in a professional manner and in accordance with all applicable laws and requirements or recommendations of any widely-recognized organizations of medical or pharmacological professionals. All medical waste shall be separated into red bags or containers or other appropriately labeled bags or containers and removed from the Building and disposed of by an appropriately licensed medical waste hauler approved by Landlord at Tenant's expense in compliance with all laws.

22. All movers used by any tenant or occupant of the Building shall be appropriately licensed and shall maintain adequate insurance coverage (proof of such coverage shall be delivered to Landlord prior to movers providing service in and throughout the Building). No tenant shall move, or permit to be moved, into or out of the Building or the premises demised to such tenant, or move any heavy or bulky matter without specific approval of Landlord, and if such matter requires special handling, only a person holding

a master rigger's license shall be employed to perform such special services. Tenant shall protect the Premises, including all finishing work from damage or soiling by Tenant's movers and contractors and shall pay for extra cleaning or replacement or repairs by reason of Tenant's failure to do so.

23. If the Premises shall be situated on the ground floor of the Building, Tenant shall cause all exterior windows facing on any street or avenue to be thoroughly cleaned inside and out at least once per week. In addition, if the Premises shall be on the ground floor, Tenant shall likewise cause the exterior of any storefront or sign to be kept clean, properly maintained and in good order and repair throughout the term of the Lease.

24. No bicycles (except as may be permitted in certain designated areas in Building as directed by Landlord), vehicles, or animals of any kind (except as permitted by applicable human rights laws) shall be brought into or kept in or about the Premises or the Building.

25. All electric-bicycles, electric-scooters and other electric-transportation devices operating with a lithium battery are prohibited from being brought onto the office floors of the Building and must be parked and secured (together with their lithium-ion batteries) in the designated area of the Building as directed by Landlord. Any such device or related lithium-ion battery located outside of such designated area (other than for purposes of bringing such devices to and from the designated area) is subject to immediate removal from the Building by Landlord in its sole discretion and at no cost or liability to Landlord. Charging of these devices (or their related lithium-ion batteries) in the designated area, Premises or elsewhere in the Building is prohibited. Any such device (or its related lithium-ion batteries) found to be charging in the designated area, Premises or elsewhere in the Building shall be unplugged from the power outlet and subject to immediate removal from the Building by the Landlord in its sole discretion and at no cost or liability to Landlord. Landlord reserves the right at any time in its sole and absolute discretion to immediately suspend or revoke permission for the parking of such devices in the designated area.

26. Tenant's Premises shall not be used for lodging or sleeping or for any immoral or illegal purposes.

27. Canvassing, soliciting, and peddling in the Building are prohibited and Tenant shall cooperate to prevent the same.

28. No space in the Building shall be used for manufacturing, distribution, or for the storage of merchandise or for the sale of merchandise, goods or property of any kind at auction.

29. No Tenant shall occupy or permit any portion of its premises as an office for a public stenographer or typist, or for the possession, storage, manufacture, or sale of liquor, narcotics, illegal substances, tobacco in any form, or as a barber or manicure shop or as an employment bureau or agency, or for a public finance (personal loan) business. No tenant or occupant shall engage or pay any employees on its premises, except those actually working for such occupant on such tenant's premises, nor advertise for laborers giving an address at such tenant's premises.

30. Whenever Tenant shall submit to Landlord any plan, agreement or other document for Landlord's consent or approval, Tenant agrees to pay Landlord as additional rent, on demand, a processing fee in a sum equal to the reasonable fee of any architect, engineer or attorney employed by Landlord to review said plan, agreement or document.

31. Freight, furniture, business equipment, merchandise and bulky matter of any description shall be delivered to and removed from the Premises only on the freight elevators and through the service entrances and corridors, and only during hours and in a manner approved by Landlord. Landlord reserves

the right to inspect all freight to be brought into the Building and to exclude from the Building all freight which violates any of these Rules and Regulations or the Lease.

32. Tenant, in order to obtain maximum effectiveness of the cooling system shall lower and/or close venetian or vertical blinds or shades in any premises above the ground floor as reasonably required because of the position of the sun.

33. In order for the Building to maintain a uniform appearance, each tenant in Building perimeter areas shall use only Building standard venetian or vertical blinds or shades in window areas which are visible from the outside of the Building.

34. All paneling, carpets, upholstery, drapery, furniture, and decorating materials shall be composed of fire and smoke retardant materials recommended by the New York City Fire Department. Before installation of any such materials, certification of the materials' fire retardant characteristics shall be submitted to Landlord, or its agents, in a manner satisfactory to Landlord.

35. Because of requirements of Local Law 5 regarding certain fire safety regulations, it is necessary that Landlord know at all times the approximate number of persons within the Premises outside of business hours (i.e. after 6:00 P.M. on weekdays and on weekends and holidays). Accordingly, within thirty (30) days after the Commencement Date, Tenant shall submit to Landlord its best estimate of the number of Tenant's employees, agents, visitors and other persons which Tenant expects to occupy the Premises at any time outside of business hours. Prior to 5:00 P.M. of each weekday or prior to 5:00 P.M. on the day preceding a weekend or holiday, Tenant shall inform the Building's property management office whenever Tenant knows, or has reason to believe, that the number of its employees, agents, visitors and other persons occupying the Premises after business hours that evening or the next day(s), as the case may be, will exceed this estimate. Tenant also shall keep reasonable records which indicate the number of persons entering and leaving the Premises outside of business hours, and shall provide copies of such records to Landlord at Landlord's request.

36. At the expiration of the term of the Lease, if Landlord shall not require Tenant to remove any supplemental air-conditioning system which Tenant has installed or utilized in the Premises, Landlord reserves the right to require Tenant, at Tenant's own sole cost and expense, to (a) remove the refrigerant from said supplemental air-conditioning system, in full compliance with all applicable provisions of the Lease and with all applicable laws, ordinances, orders, rules, and regulations relating to such removal and (b) promptly repair all damage caused by, or resulting from, such removal. Tenant, at its sole cost and expense shall be required to promptly cancel all New York City Fire Department equipment use permits and provide evidence of the same to the Building's property management office.

37. Tenant shall not give any tips, gratuities, compensation or any other payments or gifts to Landlord's employees or agents.

38. There shall not be used in the Premises any portable or desk-top space-heating device or fan device, whether electrically powered or otherwise.

39. Neither the Premises nor any portion of the Building shall be used or permitted to be used at any time for the production of any films, including in connection with the filming of any scenes for television and/or movies, without Landlord's consent in its sole and absolute discretion. If Landlord grants such consent, Tenant shall cause such filming to comply with all applicable laws and any other conditions imposed by Landlord in connection therewith, including the prior execution and delivery of a license agreement in connection therewith prepared at Tenant's expense by Landlord's counsel.

40. No tenant shall occupy or permit any portion of such tenant's premises or the Building to be used or occupied for the possession, storage, manufacture, sale or use of any illicit drugs, narcotics or any other illegal substances at any time.

41. No person shall carry, keep, store, handle, use, dispense, or transport, into, about or through the Building, any firearm, weapon, explosive device or explosive material.

42. The Building's property management office reserves the right at any time in its sole and absolute discretion to immediately suspend or revoke without notice or liability all rights of access into the Building of, and to immediately remove from the Building, any employee, licensee, invitee or guest of Tenant on account of any violation by such person of the Building's security procedures, any illegal activities thereby and/or any behavior by such person that interferes with the use and enjoyment of any other tenant or occupant of the Building. Tenant is obligated to adhere to these policies and inform all of its employees, licensees, invitees and guests of all rules and regulations of the Building and the Building's security procedures and must cause such parties to fully comply therewith. Tenant is fully responsible for any violation of the Building's security procedures, any illegal activities and/or any disruptive behavior by any of its employees, licensees, invitees or guests.