

GENERAL ROOF DECK RULES AND REGULATIONS

1. Description of Roof Deck

The Roof Deck is located on the 12th Floor of 131 S Dearborn, accessible through the Tenant Lounge. The Roof Deck has a 250-person maximum occupancy. The Roof Deck is an amenity to the Building and shall be governed by the Roof Deck Rules and Regulations contained herein.

2. Conditions of Access and Use

2.1. Access to and Use of the Roof Deck to Occupants of 131 S. Dearborn (during non-Events) must be employed by a Tenant with a current leased office space. Should Occupant's employment at 131 S. Dearborn cease for any reason, access and permission to use the Deck will terminate immediately.

2.2. Access to and Use of the Roof Deck is open to any Tenant's employee without regard to race, sex, ethnic background or religion. **All users must be at least twenty-one (21) years of age if alcohol is being served.**

2.3. Access to and Use of the Roof Deck shall, at all times, be subject to any and all rules and regulations now existing or hereafter updated by Building Owner or its Property Manager.

2.4. Building Owner or its Property Manager may elect to revoke access and the use of the amenity (including cable TV, and Wi-Fi) at any time at its sole discretion.

2.5. All Governing Laws, Codes, and General Building Rules and Regulations shall apply to the Roof Deck.

2.6. User may not use the Roof Deck if an uncured default exists under its lease in the Building.

2.7. The Office of the Building reserves the right to impose a reasonable limitation on the number of events which a Tenant may hold within any one (1) month or within any twelve (12) month period.

3. Tenant Access and Usage

Regular access to the Roof Deck is provided to Occupants of 131 S. Dearborn. Occupants shall not be entitled to lend their access card to any person. Access and usage rights may be permanently revoked by Building Owner or its Property Manager if Occupant is found violating this provision.

4. Roof Deck Hours

The Roof Deck will be open during the following times:

- Monday – Friday: 10:00 a.m. to 7:00 p.m. On certain days where a Tenant has reserved the Roof Deck, the reserved area(s) will close at 3:00 p.m.
- Saturday: Closed
- Sunday: Closed
- Building Holidays: Closed

The Roof Deck may be reserved after-hours for a fee. Tenants should contact the Office of the Building for additional information and reservation request forms.

5. Occupant's Property

Occupant acknowledges that Wi-Fi, televisions, other equipment, furniture, seating, bar area, cabinets and countertops are provided for the convenience of the Occupants only. Building Owner or its Property Manager shall not be liable for the disappearance, loss, theft, or damage to or of any Occupant's personal property. Any property of Occupant remaining on the Roof Deck, after Occupant leaves, will be taken to the Office of the Building. Any personal property left in the Lost and Found for more than seven (7) days after found shall be deemed abandoned by Occupant and be discarded.

6. Involuntary Termination

Building Owner or its Property Manager reserve the right to terminate or suspend, for such period of time as Building Owner or its Property Manager shall deem appropriate, any privileges of the Occupant as a result of failure

to comply with any provision the Roof Deck Rules and Regulations or for any other actions that are in any way detrimental to the best interest of the operations of the Roof Deck or its use by other Occupants. Access and use may be terminated or suspended verbally with subsequent written notification to employer of Occupant.

7. General Rules

7.1. The Roof Deck is available on a first-come, first-served basis.

7.2. To keep the Roof Deck clean and free of debris, every Occupant must clean up after his or her self. All trash shall be placed in the garbage or recycling containers provided by the Building. Failure to do so may result in revocation of usage rights by Building Owner or Property Manager.

7.3. Cable TV is provided as a courtesy service as part of the Roof Deck amenity. Occupants may contact the Property Manager with any special television programming requests. Property Manager cannot guarantee accommodation but will consider the request if appropriate. Building Owner or its Property Manager shall not be liable for any service outages as it relates to cable stations.

7.4. Furniture located within the Roof Deck is provided as a courtesy as part of the Roof Deck amenity. Furniture, equipment and any supplies may not be moved, removed, or relocated for any reason.

7.5. Wireless internet is provided as a courtesy service as part of the Roof Deck amenity. In order to provide quality internet service to everyone utilizing the Roof Deck, Occupants shall not “stream” or download large files. The wireless internet service provided within the Roof Deck is for simple internet “surfing” and email. Downloading illegal or inappropriate content as determined by Building Owner or its Property Manager is strictly prohibited. Access and usage rights may be permanently revoked by Building Owner or its Property Manager if Occupant is found violating this provision. Furthermore, Building Owner or its Property Manager shall not be liable for any service outages as it relates to wireless internet.

7.6. The Roof Deck is not to be used for sleeping.

7.7. The Roof Deck is not to be used as secondary conference room.

7.8. The Roof Deck is not meant to be a substitution for officing and should not be used as such.

7.9. The Roof Deck is not to be used for interviewing employee candidates.

7.10. Professional Courtesy to Others – Because the Roof Deck is open to all participating tenants at 131 S. Dearborn, all users are expected to act in a professional manner and show professional courtesy to other users by acting and speaking in a low voice. Any person not exhibiting professional and courteous behavior will be asked to leave by building security.

7.11. The Roof Deck doors are to be closed at all times.

7.12. Guests must stay within designated area only.

7.13. No individuals under the age of twenty-one (21) shall be permitted on the Roof Deck if alcohol is served.

7.14. Smoking is strictly prohibited at all times.

7.15. The Roof Deck shall not be used for any offensive purpose.

7.16. No outside alcoholic beverages are permitted on the Roof Deck.

7.17. **NO GLASS OR BREAKABLES ARE PERMITTED ON THE ROOF DECK**

7.18. No items shall be thrown from the roof. Violations of this policy are subject to the laws of the State of Illinois and the City of Chicago. In the event of any such incident, Chicago Police will be called.

7.19. No signage, decorations, frames, etc. shall penetrate the floors, walls, planters or any other permanent fixtures of Roof Deck of the building.

7.20. Users will protect the Roof Deck furniture from scratches beyond normal wear and tear, and are prohibited to rearrange or remove the furniture.

7.21. No open flames shall be permitted (other than properly supervised chafing dishes and deck fire pit).

7.22. Absolutely NO fireworks or similar entertainment displays of any sort will be permitted.

7.23. No feeding birds or other animals.

7.24. Food should never be left unattended or uncovered.

7.25. No audible music is allowed unless users are plugged into headphones.

7.26. The firepit is weather permitting and will be used at the Property Manager's discretion.

8. Dress Code

8.1. Any clothing that is offensive in nature or bears offensive language or graphics to anyone, is not permitted.

8.2. Shoes must be worn at all times. Bare feet and socks without shoes are not permitted.

8.3. **Sun bathing is strictly prohibited.**

8.4. Any violation of the above dress code will result in the User being asked to leave, NO exceptions.

9. Drink Tokens for Building Sponsored Events

9.1 Two (2) drink tokens will be distributed by the security guard on duty once a government-issued photo ID is checked.

9.2 All drink tokens are custom-created by the Building Management and will be color coded for each day's use. No drink tokens will be accepted by the bartender on duty if they do not match the specific day's token color.

9.3 Drink tokens must be returned if not used during the duration of the tenant's time on the Roof Deck.

9.4. Any violation of the Roof Deck drink token policy may result in User being asked to leave. NO exceptions.

10. Additions and Modifications to Rules and Regulations

Building Owner and Property Manager expressly reserve the right to add to, or modify, these rules and regulations, all of which shall be binding upon each Tenant and its respective invitees and other Occupants upon delivery of such additions or modifications to the respective Tenant.

11. Private Rentals

The Roof Deck may be rented for \$6,000.00. Additional fees are not included. Please contact the Office of the Building for more information.