

ATTACHMENT "A" RULES AND REGULATIONS

The following are general rules and regulations applicable to Trinity premises and Property Use Rules and Regulations. User Group agrees that Trinity may amend, modify, delete or add any additional reasonable rules and regulations for the use and care of the Leased Premises. User Group agrees to comply with all such additional rules and regulations or amendments, modifications or additions therein upon notice to User Group.

User Group agrees that any breach by it of any of the rules and regulations contained herein or any additions, modifications, amendments or deletions thereof shall constitute a default under the Facility Use Agreement.

1. **Loading and Unloading, Deliveries.** All loading and unloading and deliveries shall be made only at such times in the areas and through the entrances designated for such purpose by Trinity.

2. **Garbage and Refuse.** All parts of the Trinity premises shall be clean and sanitary at all times. All garbage and refuse shall be kept in the kind of container specified by Trinity, shall be sorted and separated for recycling as specified by Trinity.

3. **Radio, Television, Aerials; Loud Speakers and Other Audio Devices; Musical Instruments, etc.** No radio or television or other similar devices shall be brought on to the premises or used on the premises without the prior written consent of Trinity. No loud speakers, televisions, phonographs, radios or other devices shall be used in a manner so as to be heard or seen outside of that portion of the premises which is the subject of the Agreement without the prior written consent of Trinity. User Group and its invitees and visitors shall not make or permit any improper noises in the premises or do or permit any other act which will annoy, disturb or interfere in any way with Trinity's use of the premises.

4. **Parking of Cars.** User Group and its invitees and visitors shall park their cars only in those portions of the parking area designated for that purpose by Trinity. User Group will not permit the parking of delivery vehicles so as to interfere with the use of any driveway, walk, or parking area.

5. **Use of Plumbing Facilities.** 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 disposed of therein. The expense of any breakage, stoppage, or damage resulting from a violation of this provision shall be borne by User Group.

6. **Trinity's Right to Exclude Persons, etc.** Trinity reserves the right to exclude or expel from the premises any person who, in the judgment of Trinity, is intoxicated or under the influence of alcohol or illegal drugs, or who shall in any manner do any act in violation of any of the rules and regulations of the property.

7. **No Fire Hazards, etc., No Cooking.** No articles deemed hazardous on account of risk of fire, and no explosives, shall be brought into said premises or the surrounding property. No cooking shall be done on said premises without the express written approval of Trinity; and if such written permission is given, all cooking shall be confined to kitchen areas.

8. **No Nails, Screws, Hooks or Stickers.** No nails, screws, hooks or stickers shall be placed by User Group in or on the woodwork, partitions or walls without the prior written consent of Trinity.

9. **Restrictions on Uses of Electricity, etc.** Trinity has provided electrical outlets for use by User Group. All other uses of electricity are prohibited, and User Group shall be responsible for any and all damage caused by the prohibited use of electricity. Any use of electrical extension cords will comply with applicable code requirements with respect to length and type of service.

10. **Use of Premises For Sleeping or Lodging Prohibited.** The premises shall not be occupied as long-term sleeping or lodging apartments at anytime.

11. **No Animals in the Premises.** No dogs, cats or other animals or birds, shall be allowed on the premises.

12. **No Gambling or Other Unlawful Practices, Intoxicating Liquor Prohibited.** No part of said premises shall be used for gambling or unlawful practice or practices, and no intoxicating liquor or liquors shall be sold or consumed on or in the premises.