

# Collin County Health Care Foundation

## Addendum G

### Rules and Regulations

Demised Premises and Address: 900 & 920 East Park Blvd, Plano, Texas 75074

1. **Application:** The following standards shall effect and shall be observed by Tenant, Tenant's employee's, invitees and/or representatives for the mutual safety, cleanliness, care, protection, comfort and convenience as well as respect of all tenants and occupants of the said property; and shall be applicable to the building(s), to the parking lot or garage; if any, to the common areas, driveways, parking slots and to the overall demised premises including the land situated beneath and any appurtenances thereto.
2. **Consent Required:** Any exception to these Rules and Regulations must first be approved in writing by the Landlord. For purposes of these Rules and Regulations, the term "Landlord" includes the Facilities Manager, Director of Facilities, Director of Construction, Health Care Foundation and Commissioners' Court and any other agent or designee authorized by Landlord to manage or operate the property.
3. **Rules & Regulations:**
  - A. Tenant may not conduct any auctions, flea market or garage sale on the Demised Premises nor store any goods or merchandise on the Property except for Tenant's own business use. Food may not be prepared in the Demised Premises except in small amounts for consumption of the tenant. Vending machines or dispensing machines may not be placed in the Demised Premises without Landlord's written approval. The Demised Premises may not be used or occupied as sleeping quarters or for lodging purposes. Animals may not be kept in or about the property nor are they allowed on the Demised Premises surroundings. No soliciting is allowed on the property.
  - B. Tenant shall not obstruct sidewalks, driveways, loading areas, parking areas, corridors, hallways, vestibules, emergency exits and other similar areas designated for the collective use of tenants, or use such areas for Tenant's storage, temporary or otherwise or for any purpose other than ingress and egress to and from the Demised Premises. Tenant shall comply with parking rules and guidelines as may be posted on the Property from time to time.
  - C. Tenant shall comply and cooperate fully with Landlord's request when projects such as maintenance and/or improvements to the said property of

the Demised Premises when scheduled, in-progress, planned or otherwise; Tenant will fully comply with Landlord.

- D. Tenant shall not make any loud noises, unusual vibrations, and unpleasant odors, objectionable or illegal activities on the said Property. Tenant shall not permit the operation of any equipment in the Demised Premises that could annoy other occupants of the said Property. Tenant shall not interfere with the possession of other tenant's property.
- E. Tenant or any respective occupant or guest of the tenants shall not bring any flammable, explosive, toxic, noxious, dangerous or hazardous materials or any other explosives, guns or tasers onto/in the said property to include parking lots and/or garages. Tenant will be held responsible and could face eviction and/or legal if explosives including weapons are on the premises.
- F. Installation of security systems, telephone, televisions and other communication cables, fixtures and equipment must comply with Section 7.04 of the Lease, except that routine installation and construction of normal communication devices which do not require any holes or penetration in the roof or exterior walls of the Property do not require the written approval of the Landlord.
- G. Movement into or out of the building through public entrances, lobbies or corridors which requires use of a hand truck, dolly or pallet jack to carry freight, furniture, office equipment, supplies and other large or heavy material, must be limited to the service entrances and freight elevators only and must be done at times and in a manner so as not to unduly inconvenience other occupants of the Property. All wheels of such use must have rubber tires and edge guards to prevent damage to the building. Tenant must protect floors, walls, and anything else that could be damaged during moving. Tenant should take every precaution to protect the premises. Tenant shall be responsible for and shall pay all costs to repair damages to the building caused by the movement of materials by Tenant.
- H. Requests by Tenant for building services, maintenance and repair must be made in writing to the office of the Director of Construction Projects designated by Landlord and must be dated. Tenant shall give prompt written notice to Landlord of any significant damage to or defects in the Demised Premises or the Property, especially including plumbing, electrical, and mechanical systems, heating, ventilating and air conditioning systems, roofs, windows, doors, foundation and structural components, regardless of whose responsibility it is to repair such damage.
- I. Tenant shall not change any locks or install additional locks on doors without the prior written consent of Landlord. If Tenant changes locks or installs additional locks on the Property, Tenant shall within five (5) days thereafter provide Landlord with a copy of each separate key to each lock. Upon termination of Tenant's occupancy of the Demised Premises,

Tenant must surrender all keys to the Demised Premises and to the Property to Landlord.

- J. Harmful liquids, toxic wastes, bulky objects, insoluble substances and other materials which may cause clogging, stains or damage to plumbing fixtures or systems must not be placed in the lavatories, water closets, sinks or drains. Tenant must pay the costs of repair and/or replace drains, plumbing fixtures and piping which are required because of damage caused by Tenant.
- K. Tenant shall cooperate with Landlord and other occupants of the Property in keeping the Property and the Demised Premises neat and clean. Nothing may be swept, thrown or left in the corridors, stairways, elevator shafts, and lobbies, loading areas, parking lots or any other common areas on the Property. All trash and debris must be properly placed in receptacles provided therefore.
- L. Landlord has the power and authority to regulate the weight and position of heavy furnishings and equipment on the floor of the Demised Premises, including safes, groups of filing cabinets, machines and any other item which may overload the floor. Tenant shall notify the Landlord when heavy items are to be taken into or out of the building and the placement and transportation of heavy items may be done only with the prior written approval of Landlord.
- M. No window screens, blinds, draperies, awnings, solar screen films, window ventilators or other materials visible from the exterior of the Demised Premises may be placed in the Demised Premises without Landlord's approval. Landlord is entitled to control all lighting that may be visible from the exterior of the building.
- N. No advertisement, sign, notice, handbill, poster or banner may be exhibited, distributed, painted or affixed upon the Property. No directory of tenants is allowed on the Property other than that provided by Landlord.
- O. Tenant agrees to cooperate with and assist Landlord in the prevention of peddling, canvassing and soliciting on the Property; to include the promotion of your establishment with other tenants.
- P. Tenant accepts any and all liability for damages and injuries to persons and property resulting from alcoholic beverages on the Property. All facilities are alcohol & drug free. No smoking is allowed on the property except in personal vehicles.
- Q. Any person entering and leaving the building before and after normal working hours or building hours if posted by Landlord; whichever applies may be required to identify himself to security personnel by signing a list and giving the time of day and destination or location of the applicable Demised Premises. Normal building business hours are established by Landlord from time to time. County Law Enforcement reside on the property and patrol regularly under the Jurisdiction of JP & Constable Precinct 3.

4. **Revisions:** Landlord reserves the right to revise and/or rescind any of these Rules and Regulations and to make additional rules which Landlord may determine are necessary from time to time for the safety, care, cleanliness, protection, comfort and convenience of the tenants and occupants of the Property and for the care, protection and cleanliness of the building. Revisions and additions will be binding upon the Tenant as if they had been originally prescribed herein when furnished in writing by Landlord to Tenant, provided the additions and revisions apply equally to all tenants occupying the Property.
  
5. **Enforcement:** Any failure or delay by Landlord in enforcing these Rules and Regulations will not prevent Landlord from enforcing these Rules and Regulations in the future. If any of these Rules and Regulations is determined to be unenforceable; it shall be severed from this Lease without affecting the remainder of these Rules and Regulations.