

Schedule 1 – Rules

These are the Rules referred to in the lease:

The provisions of the lease apply to these Rules.

1. The Tenant must not:
 - (a) smoke in the Building or on the areas outside the Building on the Land;
 - (b) put up signs, notices, advertisements, blinds or awnings, antennae or receiving dishes or install vending or amusement machines without the Landlord's approval;
 - (c) hold auction, bankrupt or fire sales in the Premises;
 - (d) keep an animal or bird on the Premises;
 - (e) use a business name which includes words connecting the business name with the Building without the Landlord's approval;
 - (f) remove floor coverings from where they were originally laid in the Premises without the Landlord's approval;
 - (g) do anything to the floor coverings in the Building which affects any guarantee in connection with them if the Landlord has given the Tenant a notice setting out the relevant terms of the guarantee;
 - (h) use any method of heating, cooling or lighting the Premises other than those provided or approved by the Landlord;
 - (i) use the escalators or passenger lifts to carry goods or equipment;
 - (j) operate a musical instrument, radio, television or other equipment that can be heard outside the Premises;
 - (k) throw anything out of any part of the Building or down lift wells;
 - (l) move heavy or bulky objects through the Building without the Landlord's approval;
 - (m) obstruct:
 - (i) windows in the Premises except by internal blinds or curtains approved by the Landlord;
 - (ii) any air vents, air conditioning ducts or skylights in the Premises; or
 - (iii) emergency exits from the Building or the Premises; or
 - (iv) the Common Areas; or
 - (n) interfere with directory boards provided by the Landlord.
2. The Tenant must:
 - (a) put up signs in the Premises prohibiting smoking if required by the Landlord;
 - (b) if the Landlord approves the Tenant's use of a business name which is connected with the Building, terminate any right it has to use that business name on the date it must vacate the Premises;
 - (c) participate in any emergency drill of which the Landlord gives reasonable notice;
 - (d) evacuate the Building immediately and in accordance with the Landlord's directions when informed of any actual or suspected emergency;

- (e) secure the Premises when they are unoccupied and comply with the Landlord's directions about Building security; and
- (f) if there are directory boards, submit the form in which it requires its name and description to appear on them to the Landlord for its approval, make whatever changes the Landlord reasonably requires and pay the Landlord on demand the cost of placing that information on the directory boards.