

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