

SCHEDULE 1

Rules

The provisions of the lease apply to these Rules.

1. The Tenant must not in any way obstruct or permit the obstruction of the pavement, entrances, passages, lifts, staircases in the Building or the Land or the Common Areas or any part or parts thereof or any appurtenances or conveniences therein or use any of them for any purpose other than ingress and egress.
2. The Tenant must not in any way cover or obstruct any lights, skylights, windows or other means of illumination of the Premises, the Common Areas or of the Building generally.
3. The Tenant must only use or permit to be used for the receipt, delivery or other movement of any goods, wares or merchandise or articles of bulk or quantity such parts of the Premises and the Common Areas and at such times as the Landlord may from time to time direct and if any goods lift is included in the Building must use only it for delivery of such articles to the Premises unless otherwise directed or agreed by the manager of the Building.
4. The Tenant must not throw or permit to be thrown or to be dropped or to fall any article or substance whatsoever from or out of the Premises or the Common Areas or any part thereof or down the lift shafts or passages or stairs of the Building and must not place upon any sill, ledge or other like part of the Premises or the Common Areas any article or substance.
5. The Tenant must not place or allow to be placed dirt and rubbish on such parts of the Common Areas as immediately adjoin the Premises.
6. The Tenant must not at any time be burn any rubbish or waste upon the Premises or the Common Areas or any parts thereof.
7. The approval of the Landlord must be obtained before any articles in excess of 500 kilograms in weight are moved into or out of the Building or into any one of the lifts servicing the Building. Any damage resulting from moving articles shall be made good by or at the expense of the Tenant who or whose employees, agents or contractors cause the same.
8. No goods may be unpacked by the Tenant in any passage, landing place or common area without the prior written consent of the Landlord.
9. All doors to the Premises on all occasions when the Premises are left unoccupied must be securely fastened and the Landlord reserves the right to enter and fasten any of the same which shall be left unfastened or insecurely fastened.
10. Except to the extent otherwise prescribed or allowed by this lease the roof of the Building and the other buildings, the plant rooms, duct risers, the Landlord's storage areas and the garden area are not public places and must not be used for any purpose whatsoever by the Tenant or any person other than the Landlord except as approved by the Landlord.
11. The Tenant must not use curtains, blinds, louvres or other means of covering on the windows of the Premises except as approved by the Landlord.

12. The Tenant must not cover, obstruct, manipulate, interfere with, control or attempt to control any electrical, mechanical, fire or other equipment in the Building.
13. All fluorescent tubes and/or fittings used in or upon the Premises must be of a make and type directed by the Landlord.
14. The Tenant must cooperate with the Landlord in the establishment and implementation of building emergency controls and procedures, including participation in emergency training procedures and practice evacuations. In connection with such controls and procedures and during any emergency situation, the Tenant and its employees, agents, invitees and visitors, must promptly comply with directions given by the Chief Fire Warden, Building Emergency Officer, or any other officer appointed by the Landlord to assist occupants of the Building in emergency situations.
15. The Tenant must provide the Landlord and the Landlord's manager with the private address and telephone number of the Tenant or where the Tenant is a company, of a manager or other senior officer of the Tenant who is empowered to act on behalf of the Tenant in times of emergency or urgency. The Landlord and the Landlord's manager must be informed promptly of any change in any such address.
16. The Tenant must not smoke and must not permit or allow any of its employees customers, invitees, or other occupants of the Premises to smoke cigarettes or other tobacco or similar products within the Premises, the Common Areas or other parts of the Building.