

## EXHIBIT "B"

### THIC BUILDING 1149 BETHEL STREET RULES AND REGULATIONS

These rules and regulations have been adopted for the purpose of ensuring order and safety in the building and to maintain the rights of Tenants and Landlord. Landlord reserves the right to modify, supplement and rescind any of these rules for the safety, care and cleanliness of 1149 Bethel Street and for the preservation of good order therein. Tenant shall be liable for injury or damage caused by the infraction of any of these rules by him, his employees, agents or invitees, and Landlord may repair such damage charging the cost of the same to such Tenant, which amount shall be added to rent due for the ensuing month.

#### ACCESS

Office area will be open from 7:00 A.M. to 5:30 P.M. weekdays and 7:00 A.M. to 5:00 P.M. on Saturdays. On Sundays, holidays and after regular open hours, access to the demised premises will be by building and/or elevator key only.

#### CLOSING PREMISES

Each Tenant shall see that his demised premises are securely locked and will exercise caution to insure that all water faucets and powered equipment are shut off before Tenant or Tenant's employees leave the building.

#### DELIVERIES

Only hand trucks equipped with rubber tires and side guards will be permitted in the building. All deliveries requiring exclusive use of an elevator shall be scheduled with Landlord and in any event such use will not be permitted without the use of elevator protective padding and such use will not be permitted between the hours of 7:00 - 8:30 A.M., 11:30 A.M. - 1:30 P.M. and 3:30 - 5:50 P.M. All deliveries with hand trucks shall be made from the basement.

#### HEAVY ITEMS

All carrying in or out of freight, packages or bulky matter of any description must take place only during hours selected by Landlord and then only with prior notice to and approval by Landlord. No objects beyond the rated capacity of elevators shall be brought into the building. Landlord shall have the right to prescribe the location of heavy objects and if considered necessary, the means to distribute the weight thereof (to no more than 50 pounds per square foot). All costs incurred will be charged to Tenant. Any damage to the building caused by any such Tenant or its contractor, delivery or moving service will be repaired at such Tenant's expense.

#### DIRECTORY

The building directory is provided for displaying the name and location of each Tenant. No charge will be made for the initial listing.

## ELECTRICAL, AND AIR-CONDITIONING SYSTEMS

No Tenant shall alter the standard building lighting or air-conditioning system or install any special wiring or abnormal power consuming equipment without approval of Landlord. If air-conditioning and / or power are used outside of normal hours or there is abnormal consumption thereof, the Tenant involved shall pay on demand a reasonable charge. The air-conditioning system will operate between the hours of 6:30 A.M. to 5:30 P.M. weekdays and 7:00 A.M. and 3:00 P.M. on Saturdays, except holidays.

## JANITORIAL SERVICE

No one other than those approved by Landlord will be permitted to perform any janitorial service in the building. Landlord shall not be responsible for any loss of or damage to Tenant's property by the janitor, its employees or any other person performing janitorial service.

## KEYS AND LOCKS

No locks other than those provided by Landlord shall be placed on any doors. All keys will be accounted for and surrendered upon termination of lease. Building janitors and contract cleaners will be provided with a passkey to offices in the building. The cost of replacing locks, when all keys are unaccounted for will be charged against the Tenant of the area involved.

## OBSTRUCTION OF COMMON AREAS

All common areas will be used for ingress and egress to the demised premises. Landlord retains the right to control and prevent access onto the property by any and all persons other than those persons having a legal right to ingress or egress from the demised premises. Only persons authorized by Landlord will be permitted in areas housing mechanical, electrical or equipment of any kind.

## REPAIRS AND ALTERATIONS

Only contractors approved by Landlord will be permitted to carry out any repairs or alterations within the building.

## SOLICITORS

Landlord reserves the right to eject from the building any solicitors, canvassers or peddlers and any other class of persons who, in the judgement of Landlord, are annoying or interfering with any of Tenant's or Landlord's operations or who are otherwise undesirable.

## VIOLATIONS

Landlord is not responsible to any Tenant for the non-observance or violation these regulations by any other Tenant.

## WINDOW DISPLAYS

Tenant shall not use any method or type of display or window advertising without Landlord's prior approval, which shall only be given if the proposals are considered by Landlord to be consistent with the building character.