



Parking Rules and Regulations

These Parking Rules pertain to the parking and locking of vehicles in the 520 Broadway Parking Facility. Parking shall only occur during the hours that the garage is open for business, shall be at the sole risk of the vehicle owner, and shall commence upon payment of the parking rate plus a late charge, if applicable. Only a license to park is contemplated hereby and no bailment is created. Landlord does not provide guards, or assume liability for criminal acts. Landlord is not liable for fire, theft, damage or other loss to the vehicle or its contents, loss of use or any loss due to or attributable to bodily injury or death.

1. Monthly rate for rental of parking space is payable one (1) month in advance and must be paid NOT later than the first day of each month. Payments are accepted between the 25th and 1st of the month. After the 5th of the month, unpaid cards will automatically be deactivated, the license will automatically terminate, daily parking rates will apply, and a late fee will be applied according to the terms of the Lease. No deductions or allowances from the monthly rate will be made for unused days. NO REFUNDS WILL BE MADE FOR UNUSED PORTIONS OF A MONTH. Cards purchased after the 15th of the month will be prorated for half of the month. Proration is only available to new tenant parkers.
2. Established monthly rates apply and are subject to change with thirty (30) days' notice.
3. For accounting purposes, the monthly rental period runs from the first of one month to the first of the next month.
4. Keycard holders should not take tickets from the ticket dispenser. If a ticket has been taken to gain entrance due to key card malfunctioning or misplacement, contact the parking office for assistance. No signatures will be accepted as parking validation or payment, unless approved by parking management.
5. Each user is issued a keycard that activates the parking equipment. This card is numbered, recorded and assigned to a specific parker only and cannot to be transferred or reassigned without the parking or management office's consent. Under no circumstances should a user render, exchange or assist any other parkers or visitors to gain entrance or exit with their key card. Noncompliance shall result in parking privileges to be forfeited and the key card to be voided immediately. Furthermore, the user shall pay the other person's parking fees if this practice is observed.
6. Each user agrees to follow the instructions of garage personnel and posted signage.
7. All parking contracts are on a month to month basis, unless stated otherwise in the Lease.
8. ABM Industry Groups, LLC and Management shall not be responsible for contents of vehicles parked in the facility. No key card or other valuables shall be left in plain view.
9. General Garage Rules: Maximum speed limits of 5 MPH. Compact stalls are for compact cars only. Parking within marked stalls only. "Head In" only. Observation of all stop signs. No smoking in parking structure or play music loud is permitted. Violation of any garage rule may result in suspension of parking privileges.
10. Visitor parking is designated and reserved for use by visitors only. Tenant daily parking is prohibited. Violators are subject to posted daily rates.

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11. Handicapped stall usage is strictly monitored. Parking Enforcement routinely inspects for permit compliance.
12. Management office shall be contacted immediately in the event of changing vehicles (i.e. new car) or deletion of a key card.
13. No overnight parking or storage of vehicles shall be permitted. If vehicle is to be left over 24 hours, the parking office shall be notified writing. All unauthorized vehicles will be impounded at owner's expense. Neither Landlord nor ABM Industry Groups, LLC assume any responsibility for vehicles left after hours.
14. All damage shall be reported in writing to the parking office before leaving the Parking Facility.
15. No unauthorized outside services, including, without limitation, mechanical repairs, tune-ups, oil changes, window tinting, installation of phone, stereo and car alarm, washing, detailing, shall be permitted in the Parking Facility.
16. Each user is responsible for cleanup of excessive oil spills from individual vehicles. Each user shall be responsible for the cost of any repairs for damages incurred in the garage due to negligence.
17. The parking card entitles the assigned card holder to occupy (1) one parking stall, and the card must be used to enter and exit the parking garage at all times.
18. By accepting (with or without signature) a parking keycard, each user accepts the Parking Rules set forth above. Failure to comply with these Parking Rules may result in a loss of parking privileges. No ABM Industry Groups, LLC employee shall have the authorization to modify or waive any of these Parking Rules.