

Auditorium/Dining Hall Rules and Regulations Agreement

This agreement is entered into by and between _____, as Tenant, and BRI 1869 Parmer LLC, as Landlord, covering the general rules and regulations for the use of a common Auditorium in Building A of 7700 Parmer. Tenant agrees to fully comply with the rules and regulations of the Auditorium, as amended from time to time, and with the Building Rules and Regulations attached to its lease agreement.

I. ROOM RESERVATIONS

Provided there is a fully, executed Rules and Regulations Agreement on file in the Building Management Office, the Auditorium may be reserved by completing a reservation request using the BUILDING ENGINES system. The Auditorium is for the exclusive use of 7700 Parmer tenants. No outside parties are allowed to utilize the room without the prior approval of the Building Management Office. Management reserves the right to deny reservations to any tenant or group requesting a room.

II. SECURITY

It is the responsibility of the tenant to secure the Auditorium at the end of each use by notifying building Security at 512-529-7159. Landlord will not be responsible for articles left in the Auditorium. All personal property must be removed at the conclusion of the event day.

III. LIABILITY

Tenant will be liable for any damages to the Auditorium, its furniture or equipment, or otherwise. ALCOHOL AND MUSICAL ENTERTAINMENT ARE PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDLORD.

IV. CLEANING

Tenant is responsible for returning room to its original condition. Articles left in the Auditorium will be disposed of if not claimed immediately after the event. A minimum \$50.00 clean up fee will be assessed for excessive room cleaning.

V. SIGNS

Two lobby easels can be provided by Building Management. Tenants are responsible for professionally printing easel graphics. All signs must be pre-approved by the Management office.

VI. DECORATIONS/ SIGNAGE/ PRESENTATION MATERIALS

No decorations, signage, presentation materials, or any other type of items are allowed that would be attached to the walls, doors, ceilings, etc. in any method or manner.

VII. MAXIMUM ROOM OCCUPANCY

Tenant shall not exceed one hundred and thirty (130) people in the Auditorium and (350) in the Dining Hall as required by fire code.

VIII. Landlord reserves the right, at any time, to deny reservations to any tenant or group who abuses room rules and regulations. Damage resulting from abuse or misuse of Auditorium will be billed to the tenant.

IX. Landlord reserves the right to cancel any reservation as circumstances may dictate.

X. Landlord also reserves the right to change any of the Auditorium Rules and Regulations at any time.

XI. Auditorium Hours of Operation:

7am - 7pm M-F

Tenant occupies Suite _____ in Building ____ of 7700 Parmer under a lease "Lease" with Landlord (or Landlord's predecessor-in-interest). Except for the provisions in the Lease regarding the amount and payment of rent, and tenant finish build out, the terms of the lease apply to the tenant's use and occupancy of the Auditorium, including with limitation Tenant's indemnity obligations.

Agreement to all forgoing terms and conditions is indicated by signature below. The agreement becomes effective only when received and approved by Landlord.

Authorized Representative of Tenant

Date

Printed Name/Title Printed Name/Title

Responsible Party on Site for Entire Event/
Phone Number for Day of Event