

EXHIBIT C

RULES AND REGULATIONS

(S: 2000Center\RULES REGULATIONS EXHIBIT C MASTER - Updated 9/26/2025)

The following Rules and Regulations shall govern the use of the Building and the Project.

1. Tenant shall not obstruct any sidewalks, halls passages, exits, entrances, elevators, escalators, or stairways of the Building or the Project. The halls, passages, exits, entrances, stairways and other Common Areas are open to members of the general public accessing Tenant's services and Tenant's public meetings. Landlord shall in all cases retain the right to control and prevent access thereto of all persons whose presence in the judgment of Landlord would be prejudicial to the safety, character, reputation and interest of the Building and its tenants; provided however that nothing herein contained shall be construed to prevent such access to persons with whom tenant normally deals in the ordinary course of its business, including members of the general public accessing Tenant's services and Tenant's public meetings, unless such persons are engaged in illegal activities. No tenant and no employee or invitee of any tenant shall go upon the roof or in any maintenance rooms of the Building.
2. Landlord will furnish Tenant, free of charge, with two keys in each door lock in the Leased Premises. Landlord will initially furnish security cards to Tenant's Designated Representative, who will be responsible for all cards. Security cards will only be issued to Designated Representative and the persons named on issued cards may only use that card. Landlord may make a reasonable charge for any additional keys and lost or stolen security cards will be issued at a cost of \$25.00 each. Security cards, not in use, must be returned immediately to management. Tenant shall not make or have made additional keys or security cards, and Tenant shall not alter any lock or install a new additional lock or bolt on any door of the Leased Premises. Each tenant, upon the termination of its lease, shall deliver to Landlord all security cards and keys to doors in the Building.
3. Tenant is responsible for any and all costs of installation of telephone communications equipment, and Tenant must make an appointment with Landlord 48-hours in advance for access to telephone equipment room. Tenant shall install no telegraphic, telephonic, burglar alarm or similar services without the prior written consent of Landlord. Any installation thereof shall be done in accordance with all applicable codes, ordinances, rules and regulations of all federal, state and municipal authorities having jurisdiction thereon.
4. In all carpeted areas where desks and chairs are utilized, Landlord shall require Tenant, at Tenant's own cost, to place mats under each and every chair in order to protect said carpeting from unnecessary wear and tear.
5. Tenant shall not use in the Building any machines, other than standard office machines such as typewriters, calculators, copying machines, and similar machines, without the prior written approval of Landlord. All office equipment and any other device of any electrical or mechanical nature shall be placed by Tenant in the Premises in settings approved by Landlord, so as to absorb or prevent any vibration, noise, or annoyance. Tenant shall not cause improper noises, vibrations, or odors within the Building. Business machines and mechanical equipment belonging to Tenant, which cause noise or vibration that may be transmitted to the structure of the Building or to any space therein to such a degree as to be objectionable to Landlord or to any tenants in the Building, shall be placed and maintained by Tenant, at Tenant's expense, on vibration eliminators or other devices sufficient to eliminate noise or vibration. The persons employed to move such equipment in or out of the Building must be reasonably acceptable to Landlord.

Landlord will not be responsible for loss of, or damage to, any such equipment or other Tenant property from any cause, and all damage done to the Building by maintaining or moving such equipment or other property, shall be reimbursed by Tenant to Landlord.

6. Tenant shall not enter the telephone equipment rooms, mechanical rooms, air conditioning rooms, electrical closets, janitorial closets, or similar areas. or go upon the roof of the Building without the prior written

consent of Landlord. Tenant shall give Landlord 48-hours advance notice if access to any such area is necessary.

7. Tenant shall not place a load upon any floor of the Leased Premises, which exceeds the load per square foot, which such floor was designed to carry and which is allowed by law. Landlord shall have the right to prescribe the weight, size and position of all equipment, materials, furniture or other property brought into the Building. Heavy objects shall, if considered necessary by Landlord, stand on such platforms as determined by Landlord to be necessary to properly distribute the weight, which platforms shall be provided at Tenant's expense.
8. Tenant shall not use or keep in the Leased Premises any kerosene, gasoline or inflammable or combustible fluid or material other than those limited quantities necessary for the operation or maintenance of office equipment. Tenant shall not use or permit to be used in the Lease Premises any foul or noxious gas or substance, or permit or allow the Leased Premises to be occupied or used in a manner offensive or objectionable to Landlord or other occupants of the Building by reason of noise, odors or vibrations, nor shall Tenant bring into or keep in or about the Leased Premises any birds or animals.
9. Tenant shall not use any method of heating or air conditioning other than that supplied by Landlord. The use of Space Heaters is specifically prohibited.
10. Tenant shall not waste electricity, water or air conditioning and agrees to cooperate fully with Landlord to assure the most effective operation of the Building's heating, ventilating and air conditioning and to comply with any governmental energy-saving rules, laws or regulations of which Tenant has actual notice, and shall refrain from attempting to adjust controls. Tenant shall keep corridor doors closed, and shall close window coverings at the end of each business day.
11. Landlord reserves the right, exercisable without notice and without liability to Tenant, to change the name and street address of the Building.
12. Unless otherwise specified in Tenant's lease, the normal Building hours of operation shall be between 7:00 AM and 6:00 PM, excluding Saturdays, Sundays, and legal holidays provided, however, that Landlord may change the hours of operation, from time to time, upon service of notice of the new Building hours of operation on all tenants of the Building so long as such adjustment in the hours of the Building operation does not increase or decrease the commencement of the Building hours of operation in the morning and the termination of the Building hours in the evening by more than one (1) hour. The initial legal holidays for the purpose of determining the normal Building hours of operation shall be as follows: New Year's Day; President's Day; Good Friday; Memorial Day; Independence Day; Labor Day; Thanksgiving; Noon until 6:00 PM on Christmas Eve; Christmas Day; Noon until 6:00 PM on New Year's Eve. Notwithstanding the foregoing, Landlord reserves the right to amend or expand the list of such holidays so long as the total number of days listed as holidays does not exceed ten (10).

Landlord reserves the right to exclude from the Building between the hours of 6:00 PM and 7:00 AM the following day, or such other hours as may be established from time to time by Landlord, and on Saturdays, Sundays and legal holidays, any person unless that person is known to the person or employee in charge of the Building and has a pass or is properly identified. Tenant shall be responsible for all persons for whom it grants access and shall be liable to Landlord for all acts of such persons. Landlord shall not be liable for damages for any error with regard to the admissions to or exclusion from the Building of any person.

Landlord reserves the right to prevent access to the Building in case of invasion, mob, riot, public excitement or other commotion by closing the doors or by other appropriate action.

Notwithstanding the foregoing, Tenant shall be permitted access to the building and the premises 24 hours per day, 365 days per year. Tenant shall be permitted to utilize Premises beyond normal business hours and/or on legal holidays without charge; provided, however, that Heating, Ventilating and Air Conditioning (HVAC) Services will only be available beyond said normal business hours and/or on legal holidays for an additional charge, per paragraph 9 of the Lease. Tenant shall close and lock doors of the Leased Premises and entirely shut off all water faucets or other water apparatus, and

electricity, gas or air outlets before Tenant and its employees leave the Leased Premises. Tenant shall be responsible for any damage or injuries sustained by other tenants or occupants of the Building or by Landlord for noncompliance with this rule.

13. Except for its own use, Tenant shall not obtain for use on the Leased Premises ice, drinking water, food, beverage, towel or similar services or accept barbering or boot-blackening service upon the Lease Premises.
14. The toilet rooms, urinals, wash bowls and other apparatus shall not be used for any purpose other than that for which they were constructed and no foreign substance of any kind whatsoever shall be thrown therein. The expense of any breakage, stoppage or damage resulting from the violation of this rule shall be borne by the Tenant who, or whose employees or invitees, shall have caused it.
15. Tenant shall not sell, or permit the sale at retail, of newspapers, magazines, periodicals, theater tickets or any other goods or merchandise to the general public in or on the Leased Premises. Tenant shall not make any room-to-room solicitations of business from other tenants in the Building. Tenant shall not use the Leased Premises for any business or activity other than that specifically provided for in the Lease.
16. Tenant shall not install any radio or television antenna, loudspeaker or other devices on the roof or exterior walls of the Building. Tenant shall not interfere with radio or television broadcasting or reception from or in the Building or elsewhere.
17. Tenant shall not mark, drive nails, screw or drill into the partitions, woodwork or plaster or in any way deface the Leased Premises or any part thereof, except in accordance with the provisions of the Lease pertaining to alterations, other than as may be reasonably required to mount paintings, photographs, and other normal and customary wall hangings. Landlord reserves the right to direct electricians as to where and how telephone and telegraph wires are to be introduced to the Leased Premises. Tenant shall not cut or bore holes for wires. Tenant shall not affix any floor covering to the floor of the Leased Premises in any manner except as approved by Landlord. Tenant shall repair any damage resulting from noncompliance with this rule.
18. Tenant shall not place objects on windowsills or otherwise obstruct the exterior wall window covering. No curtains, draperies, blinds, shutters, shades, screens, or other coverings, hangings, or decorations shall be attached to, hung, or placed in, or used in, connection with, any window of the Building without the prior written consent of Landlord.
19. Tenant shall not install, maintain or operate upon the Leased Premises any vending machines without the written consent of Landlord.
20. Canvassing, soliciting and distribution of handbills or any other written material, and peddling in the Building are prohibited, and Tenant shall cooperate to prevent such activities.
21. Landlord reserves the right to exclude or expel from the Building any person who, in Landlord's reasonable judgment, is intoxicated or under the influence of liquor or drugs or who is in violation of any of the Rules and Regulations of the Building; provided, however, Landlord shall first seek the approval of tenant before excluding or expelling members of the general public accessing Tenant's services and members of the public attending Tenant's public meetings.
22. Tenant shall store all its trash and garbage within the Leased Premises or in other facilities provided by Landlord. Tenant shall not place in any trash box or receptacle any material, which cannot be disposed of in the ordinary and customary manner of trash and garbage disposal. All garbage and refuse disposal shall be made in accordance with directions issued from time to time by Landlord.
23. The Leased Premises shall not be used for the storage of merchandise held for sale to the general public, for lodging or for manufacturing of any kind, nor shall the Leased Premises be used for any improper, immoral or objectionable purpose. No cooking shall be done or permitted on the Leased Premises without Landlord's consent, except that use by Tenant of Underwriter's Laboratory approved equipment for brewing coffee, tea, hot chocolate and similar beverages or operation of microwave ovens for employee use shall be

permitted, provided that such equipment and use is in accordance with all applicable federal, state, county and city laws, codes, ordinances, rules and regulations.

24. Tenant shall not use in any space or in the public halls of the Building any hand truck except those equipped with rubber tires and side guards or such other material handling equipment as Landlord may approve. Tenant shall not bring any other vehicles of any kind into the Building.
25. Without the written consent of Landlord, Tenant shall not use the name of the Building in connection with or in promoting or advertising the business of Tenant except as Tenant's address.
26. Tenant shall comply with all safety, fire protection and evacuation procedures and regulations established by Landlord or any governmental agency. The Tenant will keep all doors opening to the exterior of the Building, all **fire** doors, and all smoke doors closed at all times.
27. Tenant assumes all responsibility for protecting the Leased Premises from theft, robbery and pilferage, which includes keeping doors locked and other means of entry to the Leased Premises closed, except during normal business hours of Tenant and during a public meeting of Tenant.
28. Tenant's service requirements will be attended to only upon appropriate application to the Building management office by an authorized individual. Employees of Landlord shall not perform any work or do anything outside of their regular duties unless under special instructions from Landlord, and no employee of Landlord will admit any person (Tenant or otherwise) to any office without specific instructions from Landlord.
29. Tenant shall not park or attach any bicycle or motor driven cycle on or to any part of the Premises or Building.
30. Landlord may waive, modify or supplement any one or more of these Rules and Regulations for the benefit of Tenant or any other tenant, but no such waiver, modification or supplement by Landlord shall be construed as a waiver, modification or supplement of such Rules and Regulations in favor of Tenant or any other tenant, nor prevent Landlord from thereafter enforcing any such Rules and Regulations against any or all of the tenants of the Building.
31. Landlord shall not be liable for the violation of Rules and Regulations by other tenants or building occupants, and Landlord is not liable for the failure to enforce Rules and Regulations against other tenants of building occupants.
32. In the event of any conflict in language between this Exhibit C and the Lease, provisions of the Lease shall prevail.