



220 Park Way · North Pole, AK 99705

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Park Way Pointe Property¹ Rules for Occupancy

1. Tenant and Tenant's client(s) shall not suffer or permit the obstruction of any Common Areas, including driveways, entryways, walkways, and doorways.
2. Landlord reserves the right to refuse access to any persons Landlord in good faith judges to be a threat to the safety, reputation, or property of the Building and / or its Occupants.
3. Tenant and Tenant's client(s) shall not make or permit any noise, vibration, movement, or odor, inside or outside the Building, that annoys or interferes with other Tenants or persons having business within the Building or on the Property.
4. Tenant shall not suffer or permit anything in or around the Building that causes excessive floor loading in any part of the Building.
5. Tenant shall not keep animals within the Building for pets. Only animals verified as true Service Animals as defined under Title II of the Americans with Disabilities Act shall be allowed in the Building. 28 C.F.R. pts. 35 and 36; AS 18.80.230.
6. Tenant shall not operate an in-house daycare for its employees inside the Building.
7. Tenant shall not bring bicycles, motorcycles, or other vehicles into portions of the Building that are not designated as authorized for same (provided, however, Tenant may bring bicycles into Tenant offices).
8. Tenant shall not make, suffer, or permit litter and other debris except in appropriate receptacles for that purpose. Tenant is responsible for disposing litter and other debris off the Property and may not dispose the same in receptacles available for the customers in Common Areas.
9. Tenant shall not alter any door lock or install new or additional locks or bolts on doors or windows. Tenant shall bring to the immediate attention of the Landlord any malfunctioning locks or bolts on windows and doors.
10. Tenant shall be responsible for the inappropriate use of any restrooms, plumbing, or other mechanical, electric, or plumbing systems inside Tenant's suite or affecting systems outside Tenant's suite. No foreign substances of any kind are to be inserted therein.
11. Tenant shall not deface the interior walls, partitions, or other surfaces of the Building. No items may be affixed to the exterior of the Building.
12. Tenant shall not employ any service or contractor for services or work to be performed inside Tenant's suite that is not licensed by the State of Alaska and the City of North Pole for the types of work to be performed and bonded / insured under the laws of the State of Alaska. Tenant must inform Landlord prior to contracting for repairs to systems.

¹ "Property" shall be defined as "Building" including Suites 1 and 2, and Commons Areas consisting of public restrooms and internal and external entryways to the Building. "Property" the curtilage of the Building and all land identified as Lots 12, 13, and 14.

13. Furniture, significant freight and equipment shall be moved into and out of the Building only with the Landlord's knowledge and consent, and subject to such reasonable limitations, techniques, and timing as may be designated by the Landlord. Tenant shall be responsible for any damage to the Building arising from any such activity.
14. Tenant shall return all keys at termination of its tenancy and shall be responsible for the cost of replacing any keys lost. All codes shall be deleted upon Tenant's lease termination.
15. No window coverings, shades, or treatments shall be installed or used by Tenant without Landlord's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed.
16. No Tenant, Employee, or Service Person shall go upon the roof, inside the attic, or in the crawlspace of the Building without prior written consent by the Landlord and without being accompanied by the Landlord or its representative.
17. Tenant shall not suffer or permit smoking or vaping of tobacco or any substance by any means inside the Building or within 50 feet of any entry to the Building.
18. The Building shall not be used for lodging or manufacturing, cooking or food preparation, laundry or washing. Notwithstanding the foregoing, Tenant may use the kitchen area for heating and preparing food for Tenant and its employees and staff, brewing beverages, washing kitchen items; provided, such use is in accordance with all applicable laws, codes, ordinances, rules and regulations, and appliance instructions. Food and beverage preparations and use must not cause odors that are objectionable to Landlord, Tenants, and their Clients.