

SCHEDULE "C"

RULES AND REGULATIONS

This schedule forms part of the Facility Rental Waiver & Contract – Form 1 (the "agreement" or "Agreement") entered into among 2313846 ONTARIO LIMITED O/A CENTRAL PARK ATHLETICS ("CPA") and the Renter/Lessee (as defined in said Agreement). For general rental terms please refer to the Agreement. The following is subject to the terms and conditions set forth in Schedule "B" and "D" of the agreement. Schedule "D" can be accessed online at <https://centralparkathletics.com/s/Facility-Rental-Agreement-SCHEDULE-D.pdf>.

- (1) Unless otherwise indicated, all terms and references shall have the same meaning as those given them in the agreement. For the purposes hereof, all rules and regulations shall apply to the same extent to the Center and Facility as they apply to the Rented Area (the Center, Facility and Rented Area may be herein collectively referred to as the "Licensed Premises").
- (2) The Renter shall not commit any nuisance or knowingly do, or permit to be done, anything which may result in the creation or commission of a nuisance upon the Licensed Premises.
- (3) The Renter shall not use, or permit the use upon the Licensed Premises, of any liquid or solid substance of an explosive or highly inflammable or noxious nature.
- (4) The Renter shall not install anything within the Licensed Premises (including, but not limited to, wires, electrical appliances, fixtures or otherwise) within the Licensed Premises nor shall it erect or operate upon the Licensed Premises any steam engine, boiler, motor, stove or machinery operated by electricity or other power without the written consent of CPA.
- (5) The Renter shall not allow nails, tacks, screws or similar articles to be driven into or placed in any part of the Licensed Premises.
- (6) The Renter shall not erect, or permit to be erected, any thing which may interfere with any emergency exists and the Renter shall otherwise comply with the City of Windsor's fire and safety regulations along with CPA's fire and emergency policies.
- (7) Decorations or signs shall not be placed in the vestibules and halls, lobbies or outside of the Rented Area, without the written permission of CPA. All decorations shall be put up without defacing the Licensed Premises and shall be subject to the supervision and approval of CPA.
- (8) The Renter shall not obstruct any portion of the sidewalks, fire exits, entries, halls, vestibules, stairs or ways of access to the public utilities of the Licensed Premises.
- (9) Any special lights or lighting fixtures the Renter wishes to use or install other than those found in the Rented Area shall: (a) be preapproved by obtaining CPA consent in writing (which consent shall be at CPA's sole and absolute discretion); (b) be provided and paid for by the Renter; and (c) not exceed or overload the capacity of any utility, electrical or mechanical facilities in the Licensed Premises. The Renter or its agents or employees shall not waste the light and water provided. In the event of any waste, the Renter shall be liable therefor.
- (10) The Renter shall not sell or serve or allow cigarettes, cigars, beverages, food, gum or refreshments of any kind to be sold, used, consumed, brought into or served upon the Licensed Premises, except as detailed in Schedule "B" hereto.
- (11) Purposely deleted.
- (12) The Renter shall not use or permit the Licensed Premises to be used for cooking, sleeping, lodging or any immoral, unlawful or objectionable purposes whatsoever.
- (13) The Renter shall not bring or keep any animal or animals in the Licensed Premises or allow the same to be brought or kept in the Licensed Premises without the written consent of CPA, which consent shall be at the sole and absolute discretion of CPA. In the event that CPA consents to the presence and/or use of an animal or animals in the Licensed Premises the same shall be brought and kept therein only: (a) when required for a function or event and then only during the hours when the function or event is in actual progress; and (b) during the dates and times specified by CPA in writing.
- (14) No equipment, tools or appliances shall be brought into the Licensed Premises unless it has first been approved by CPA. All equipment shall be installed and removed by the Renter only under the supervision of CPA or its designees.
- (15) All preparatory work or set-up shall be done by the Renter at the Renter's expense unless otherwise specified in Schedule "B" attached hereto.

- (16) The Renter takes the Licensed Premises in the condition it finds it. The Renter shall not remove or change the location of any equipment or furniture without the prior written consent of CPA.
- (17) The Renter shall not erect any stand, platform, arch, chuppah, or other structure in the Licensed Premises, unless any such structure has been approved by CPA in writing (which approval may be withheld at the sole and absolute discretion of CPA) and such work shall only be carried out at the expense of the Renter and under the supervision of CPA or its designees.
- (18) Any approval, consent or waiver given by CPA may be withdrawn, revised or revoked at any time and CPA shall not be liable for any loss or damage arising as a result thereof.
- (19) The Renter shall permit all members of staff of CPA to enter the Licensed Premises at any time and on any occasion in the performance of their duties.
- (20) The Renter shall not admit to the Licensed Premises a larger number of persons than the capacity therefor will accommodate or can safely or freely move about in the Licensed Premises and the decision of CPA in this respect shall be final.
- (21) The Renter will permit no chair or movable seat to be placed or to remain in the passageways and will keep all passageways clear at all times.
- (22) The doors, skylights, stairways or openings that reflect or admit light into the Licensed Premises and house lighting attachments shall not be covered or obstructed by the Renter unless consented to by CPA in writing, at CPA's sole and exclusive option.
- (23) The Renter will at all times respect the rights and privileges of other renters of the Facility and those carrying on business at the Center.
- (24) The Renter together with its Invitees must vacate the premises by the End Time, failing which additional charges may apply for the rental of the Rented Area and the services provided.
- (25) The Renter shall be responsible for any street permits and paid duty police required for the event as well as for loading and unloading of trucks and/or equipment for the Renter's event.
- (26) CPA is not responsible for the Renter's or its Invitee's equipment, personal effects or other goods while on the Licensed Premises.
- (27) The Renter shall abide by all rules, regulations, directions and hours of operation determined by CPA with regard to access to the Rented Area and access to other areas or rooms being used by the Renter in the Facility.
- (28) These rules and regulations are subject to change at any time from time to time by CPA .