EXHIBIT D

RULES AND REGULATIONS

1. Installation of Approved Signs and Lettering: Tenant will not place or suffer to be placed or maintained on the exterior of the Premises any sign, lettering, advertising matter, or other item of any kind, without the prior written consent of Landlord. All such signs shall relate solely to the business of Tenant.

2. Offensive Goods, Services, or Displays. Tenant shall not permit within all or any part of the Premises the display, sale, or rental of any item or thing which, in the Landlord's sole opinion, is pornographic, lewd, vulgar, obscene, graphically violent, or immoral (including, without limitation, any suggestive "adult" newspaper, books, magazines, pictures, representations, or merchandise of any kind, nude photographs, sexual devices, objects depicting genitalia, or any similar items).

3. Strobe Lights and Flashing Display Lights: Tenant shall not display or use any flashing display or light or any strobe-type light fixtures on the exterior of the Premises, or in the interior if visible from the exterior, without Landlord's prior written consent. Upon notice from Landlord, Tenant shall remove or take such other action as Landlord May direct to mitigate any such lighting which has been installed without the Landlord's prior written approval.

4. Exterior Painting and Decoration: Tenant will not paint or decorate any part of the exterior of the Premises, or any part of the interior visible from the exterior thereof, without first obtaining Landlord's written approval.

5. Removal of Trash and Refuse: Tenant will not place or maintain trash refuse, or other substances or articles in any vestibule or entranceway of the Premises, on the foot walk or corridors adjacent thereto, or elsewhere on the exterior of the Premises, which shall include, without limitation, sidewalks, alleyways, and courtyards. All trash, garbage, rubbish, or other refuse will be kept in rodent-proof containers within the interior of the Premises until removed.

6. Clean and Orderly Maintenance of Premises by Tenant: Tenant agrees to: (a) maintain the Premises in a clean and orderly fashion and comply with all of Landlord's reasonable rules and regulations required to maintain the Premises in a clean and orderly fashion consistent with the use and appearance of the building and in accordance with the provisions of this Lease. The outside area immediately adjoining the Premises shall be kept clean and free from dirt and rubbish by Tenant to the satisfaction of Landlord, and Landlord shall not place or permit any obstructions or merchandise in such areas. All floor area, including vestibules, entrances and returns, door fixtures, windows and plate glass shall be maintained in a safe, neat and clean condition.

7. **No New Locks:** Tenant shall not alter any lock or install any new or additional locks or any bolts on any doors or windows of the Premises without the consent of the Landlord.

8. **Uses of Sewer System:** 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 and 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.

9. **Tenant Not to Overload Floor or Deface Premises:** Tenant shall not overload the floor of the Premises or in any way deface the Premises or any part thereof.

10. **No Animals or Flammable Substances:** Tenant shall not use, keep or permit to be used or kept any animals or birds be brought in or kept in or about the Premises or the Building. Nor Tenant shall not use or keep in the Premises or the Building any kerosene, gasoline or inflammable or combustible fluid or material, or use any method of heating or air conditioning other than that supplied by Landlord.

11. **No Boring Holes Without Landlord's Consent:** Landlord will direct electricians as to where and how telephone and telegraph wires are to be introduced. No boring or cutting for wires will be allowed without the consent of the Landlord's which consent shall not be unreasonably withheld, conditioned or delayed. The location of telephones, call boxes and other office equipment affixed to the Premises shall be subject to the approval of Landlord, which approval shall not be unreasonably withheld, conditioned or delayed.

12. **General Prohibited Uses:** The Premises shall not be used for washing clothes, for lodging, or for any improper, objectionable or unlawful purposes. No person without the express written consent of Landlord shall:

a. Vend, peddle or solicit orders for sale or distribution of any merchandise, device, service, periodical, book, pamphlet, or other material whatsoever;

b. Exhibit any sign, placard, banner, notice or other written material;

c. Distribute any circular, booklet, handbill, placard or other material;

d. Solicit membership in any organization, group, or association or contribution for any purpose;

e. Parade, patrol, picket, demonstrate or engage in any conduct that might tend to interfere with or impede the use of the community areas by Landlord or any occupant or any employee or invitee of any occupant, create a disturbance, attract attention or harass, annoy, disparage, or be

detrimental to the interest of any business establishments within the Building;

f. Use the Common Areas for any purpose when none of the business establishments within the Building is open for business or employment;

g. Throw, discard, or deposit any paper, glass or extraneous matter of any kind, except in designated receptacles or create litter or hazards of any kind;

h. Deface, damage or demolish any signs, light standard or fixture, landscaping material or other improvements within, or property situated with the Shopping Center.

13. Landlord's Right to Control Public Portions of Property: Landlord shall have the exclusive right to control and operate the public portions of the property, and the public facilities, and heating and air conditioning, as well as facilities furnished for the common use of the tenants, in such manners as it deems best for the benefit of the tenants generally.

14. No Obstruction of Common Areas: The sidewalks, parking areas, common areas, and driveways of the property shall not be obstructed by any of the tenants or used by them for any purpose other than for ingress and egress from their respective Premises. All loading and unloading of goods shall be done only at such times, in the areas and through entrances designated for such purposes by Landlord. The delivery or shipping of merchandise, supplies and fixtures to and from the Premises shall be subject to such rules and regulations as in the judgment of Landlord are necessary for the proper operation of the Premises or Shopping Center. No person shall use any utility area, truck facility or other area reserved for use in connection with the conduct of business except for the specific purpose for which permission to use such area is given.

15. Landlord's Right to Prevent Access to Property: In case of invasion, mob, riot, or other similar commotion, the Landlord reserves the right to prevent access to the property during the continuance of the same by closing of the driveways and parking areas or otherwise, for the safety of the tenants and protection of the property.

16. Landlord's Right to Expel Intoxicated Persons: Landlord reserves the right to exclude or expel from the property any person who, in the judgment of Landlord, is intoxicated or under the influence of liquor or drugs, or who shall in any manner do any act in violation of any of the rules and regulations of the property.

17. Parking: No employee shall use any area for motor vehicle parking, except the area or areas specifically designated for employee parking for the particular period of time such is to be made. No employer shall designate any area for employee parking, except such area or areas as

are designated in writing by Landlord. The Tenant shall pay a fine to the Landlord of $20 for each parking violation of Tenant's employees, agents, or licenses.