**RULES**

Wild Animals. For sanitary reasons Tenant will not provide food for wild birds (i.e., bread crumbs, bird seed, etc.) by the installation of bird feeders from the terrace and/or windows or window sills.

No Pets. It is agreed between the parties that the Tenant will not harbor a dog or any other animal in the apartment, for any reason whatsoever, without the written permission of the Owner. The harboring of a dog or any other animal constitutes a material violation of a substantial obligation of this Lease, and of the Tenant's tenancy. Tenant understands, acknowledges, and agrees that the harboring of a dog or any other animal without the Owner's permission constitutes a default of the Tenant's Lease, and that the Owner may commence summary proceedings to evict the Tenant from the apartment. Owner's permission to other Tenants in the Building to harbor dogs or any other animals does not constitute a waiver of this provision. If permission is given by the Owner to harbor a particular dog, this will not be construed as permission to harbor an additional dog or a different dog. This clause shall be applicable whether or not the permission is explicitly given or by reason of the New York City Pet Law. Permission, if given, can be taken back by Owner at any time on reasonable notice. Dogs are not permitted in the lobby at any time. Dogs must be transported in and out of the Building through the service entrances. Dogs are not permitted on any grass, garden plot, terraces, balconies or the outside decks under any condition. Because of the Health Hazard and Possible Disturbance of Other Tenants Which Arise from the Uncontrolled Presence of Animals, Especially Dogs, in the Building, the Strict Adherence to the Provisions of This Rule by Tenant is a Material Requirement. Tenant’s Failure to Obey This Rule Will Be Considered a Serious Violation of an Important Obligation by Tenant Under This Lease. If permitted to have a pet, such pet will be kept either on a leash or caged when in any of the common areas of the building.

Floors. Apartment floors will be covered with rugs or carpeting to the extent of at least 80% of the floor area of the Apartment (except kitchens, pantries, bathrooms). Where carpeting is used, it will be laid over at least one layer of 40 ounces per foot padding or the equivalent. The manner of affixation will be so as to not damage the flooring underneath or the baseboard on installation or removal.

Windows. Tenant will, at Tenant's own cost and expense wash the interior surfaces of all windows of the Apartment at regular intervals of not less than thirteen weeks. Windows will be kept securely closed and locked when no one is in the Apartment.

Hallways, Staircases, Common Areas. Tenant will not place or leave any personal property in the common areas of the building. This includes, but not limited to doormats, umbrellas, shoes, boots, bicycles, garbage, recyclables or storage items. Tenant will not hang or shake any items out of the doors or windows or in the stairways. Tenant will not alter the exterior of the entry door to the Apartment, and will not place stickers or other notices thereon. Apartment entrance doors will not be propped open. No one is allowed on the roof.

Locks. Tenant will not change any lock cylinder or install any new or additional lock or otherwise drill through the entry door. If Tenant loses any key, Tenant will pay the cost of Owner replacing the same, and/or replacing the lock in Owner's sole discretion. Tenant will give Owner a key to any and all locks.

Elevators. Tenant will use only the Service Elevator when moving in or out of the building, obtaining deliveries or going between floors. Tenant will not use the elevators in swimsuits or when barefoot. Any move of furniture in or out of the building must be scheduled with Owner at least one week in advance, and Tenant may only use the service entrance and elevator for such move.

Soliciting. Tenant will not go through the building for the purpose of vending, peddling or soliciting anything and will not distribute any book periodical flyer, handbill, pamphlet, circular or advertising material of any kind, except with the written consent of the solicited tenants, which has been supplied to Owner in advance and will not permit the same by any occupant of the Apartment, guest or invitee.

Noise. Tenant will not permit any disturbing noises to be created in the Apartment. This includes playing a musical instrument, television or radio, which can be heard from any adjacent apartment and/or common area. No construction work will be permitted in the apartment.

Smells/Smoking. Tenant will not permit any condition to exist within the Apartment which causes smells or odors which may be detected in any apartment or part of the Building.

Due to the increased risk of fire and the known health effects of secondhand tobacco smoke, smoking is prohibited in all common areas and areas within 30 feet of entrances, windows, doors and air-intake units. "Smoking" means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe or any form of lighted object or device that contains tobacco, solid or liquid form including E-cigarettes, Vapes and Marijuana. This rule applies to owners and tenants and any other persons on the premises, including guests and servicepersons.

Exposed Wires. Tenant will not permit exposed wires for appliances or fixtures in violation of the Building Code or Electrical Code or any other provision of law.
Waste Disposal. Tenant will comply with all rules and directions of Owner and Owner's Agent concerning the location, manner and method of disposal of waste, refuse, garbage and recyclables.

Moving. Tenant will schedule all moving of furniture including, but not limited to move-in and move-outs with Owner's central office at least one week in advance.

Barbecuing. Barbecuing is not permitted at any time in the Apartment, on Tenant's terrace or on the grounds of the Premises unless Tenant receives express written permission from the Owner which the Owner may withhold for any reason.

Common Area Prohibition. Smoking is prohibited by law in any common and public areas of the property (i.e.: Courtyards, Lobby, Hallways, Stairwells, Laundry Rooms.)

Tenant and all of Tenant's occupants and/or guests are strictly prohibited from riding bicycles, roller skating, rollerblading and/or skate boarding in the hallways, lobby or any other part or portion of the Building.

Waterbeds and Water Filled Furniture. Tenant agrees not to keep furniture which contains water or other liquid, including, but not limited to, "water beds" in the Apartment.

PWV ACQUISITION, LLC

(Tenant) Date (Landlord)