

140 St. Georges Terrace, Perth



BUILDING GUIDELINES

1. Persons using the Building may not:

- (a) obstruct nor permit the obstruction of the pavements, entrances, arcades, vestibules, corridors, passages, halls, elevators, stairways, fire doors, or escape doors, in or about the Building nor use any of them for any purpose other than that for which they were constructed or provided;
- (b) cover nor obstruct the floors, skylights, glazed panels, ventilators, or windows, which reflect or admit light or air into passageways or any other part of the Building nor cover nor obstruct any light or other means of illumination in the Building nor permit any goods, structure, shelving, or fitting, to be visible through the glass of any corridor or dividing partition;
- (c) inscribe, paint, display, nor affix, any sign advertisement, name, or notice, on or to any part of the Premises visible from the exterior of the Building or from the Common Areas within the Building except with the prior written consent of the Lessor and then only of the colour, size, and style, and in the place or places first approved by the Lessor provided that the Lessor's consent and approval may not be unreasonably withheld. The cost of affixing the name and description of a person, firm, or company, on directory boards in the main foyer of the Building in standard design is to be paid by that person, firm or company;
- (d) erect nor install any window blind, window screen, awning or floor covering, without the prior written approval of the Lessor;
- (e) play any musical instrument in or about the Building except with the prior written consent of the Lessor and except background recorded music the volume of which is kept at a level which does not cause a nuisance or annoyance to users of the Building;
- (f) keep any animal or bird in the Building except with the prior written consent of the Lessor;
- (g) throw nor drop anything down any elevator shaft, passage, or stairway, nor deposit waste paper or rubbish anywhere except in proper receptacles nor place upon any sill ledge or other like part of the Building or the Common Areas any article or substance;
- (h) use nor permit nor suffer to be used any method of lighting, cooling, or heating, other than as supplied by the Lessor or under special agreement made with the Lessor for the purpose;
- (i) burn any rubbish or waste in the Building at any time except in a place approved by the Lessor in writing;
- (j) use nor permit to be used the Common Areas for any business or commercial purpose or the display or advertisement of any goods or services nor generally for any purpose other than a purpose for which the same was intended or provided;
- (k) drive nails, screws, bolts, hooks or fastenings, into any part of the Building without the Lessor's prior written consent nor use any explosive power driven method of fixing articles to ceilings, walls or floors;

- (l) except as authorised by the Lessor, enter nor go upon the roof, any plant room, or any other part, of the Building other than the Common Areas except in the case of an emergency;
 - (m) except as expressly permitted by the Lessor in writing, store within the Premises or any other part of the Building any chemical or inflammable gas, fluid or substance;
 - (n) sleep in the Building;
 - (o) cook in the Building except in areas approved by the Lessor which have appropriate exhaust systems approved by the Lessor;
 - (p) restrict or impede the Lessor from carrying out any works required to be conducted to maintain the NABERS rating or general energy efficiency of the Building;
 - (q) use the lifts except for personal conveyance.
2. Delivery or movement of any goods, wares, merchandise or other articles of bulk or quantity in the Common Areas may only be at times permitted by the Lessor (which permission may not be unreasonably withheld) and generally in compliance with all reasonable requirements of the Lessor.
3. The Lessor may close the doors of the Building opening into any street and keep the same closed on Saturdays, Sundays and declared public holidays, and between the hours of 6.00 pm and 8.00 am.
4. The hours of operation or use of:
- (a) the air-conditioning plant will be 8.00 am to 6.00 pm on every weekday excluding public holidays, Saturdays and Sundays; and
 - (b) the lifts will be 8.00 am to 6.00 pm on every weekday excluding public holidays, Saturdays and Sundays,
- until further notice.
5. The Lessor is not responsible for any loss or damage occasioned to property left in the Premises or in or about the Car Parking Area whilst the Premises are unoccupied.
6. The Lessor may direct all courier services or other persons making deliveries to the Building, to deliver and pick up packages for, to and from the Lessee from such areas and utilising such of the lifts as the Lessor in its absolute discretion designates from time to time for those purposes. In the absence of any other designation by the Lessor, all deliveries of packages must be made using the goods lift.
7. Smoking of tobacco products and other substances is not permitted anywhere in the Building or within 10 metres of any entrance to the Building.
8. The consumption of alcohol is not permitted in any common areas unless authorised by the Lessor or the Managing Agent.
9. The Lessee must, on request in writing from time to time by the Lessor, provide the Lessor with at least one after hours contact number for the Lessee; its staff numbers by gender; and the number and registration numbers for vehicles parked (or authorised to park) in the Car Parks.
10. The Lessor, from time to time, may amend the Make Good Specification in its absolute discretion. The Lessee may request the Make Good Specification from the Managing Agent at any time prior to the End Date.

11. All persons using the Building must comply with:

- (a) all signs and directions posted in the Building by the Lessor or the Managing Agent;
- (b) comply with all reasonable requests made by the Managing Agent in relation to the energy efficiency of the Building and maintaining the NABERS rating of the Building.