

CMC BIKE ROOM

USER AGREEMENT: EXHIBIT A

RULES & REGULATIONS

1. Subject to the following terms and conditions, User is hereby granted access to the bicycle room (the "Bicycle Room") located on the first floor of Building A of California Market Center in Los Angeles, CA by CALMART SUB I, LLC ("CMC" and together with its affiliates, "Owner"), the owner of the property in which the Bicycle Room is located.
2. Non-exclusive access to the Bicycle Room is restricted to registered access card holders during hours of operation designated by CMC. Always use your access card to gain access to the Bicycle Room, and never allow anyone else to enter the Bicycle Room.
3. Use of bicycle racks and lockers are for temporary day-to-day use and are on a first come first served basis. No long-term use or storage is allowed.
4. Articles left overnight in the Bicycle Room, or in the lockers therein, are subject to removal and disposal. Owner is not liable for any articles left overnight, and reserves the right to dispose of any such articles 30 days after which the applicable article was first documented.
5. Towels and tools, if provided, are for personal use within the Bicycle Room, only. Do not take towels and/or tools out of the Bicycle Room. Use of towels to clean your bicycle is strictly prohibited. Towel/tool replacement fees will apply for misuse of towels and/or tools.
6. Lockers inside the Bicycle Room are provided with a self-serve locking mechanism. User is not permitted to change or add any locks without CMC's written permission.
7. User shall indemnify and hold harmless Owner from and against any and all claims arising from User's use of the Bicycle Room. User further agrees to assume all risk of damages or loss to property or personal injury, in, upon or about the Bicycle Room and surrounding areas. User hereby waives all claims in respect thereof against Owner.
8. For your safety and the safety of others, the Bicycle Room and surrounding premises are under video surveillance 24 hours a day except with respect to the interior of any shower(s)/restroom(s) therein. By entering and making use of the Bicycle Room, you consent to being recorded.
9. The Bicycle Room is considered a co-ed facility. Always be fully clothed when outside of any shower(s)/restroom(s). Under no circumstances are you allowed to change and/or remove articles of clothing in the locker room area of the Bicycle Room.
10. Due to the risks associated with e-bike batteries, the charging of e-bikes and any other kind of electronic appliance or vehicle is strictly prohibited within California Market Center (including without limitation the Bicycle Room and User's company's premises within California Market Center).
11. All bicycles shall be walked, not ridden, while within the California Market Center.
12. Dispose of any personal waste in an appropriate manner.
13. Do not lay on furniture, rest feet on furniture, or remove or relocate any furniture (or any other fixtures).
14. Do not use the sinks or showers within the Bicycle Room for washing dirty equipment or clothing.

CODE OF CONDUCT

- The following is strictly prohibited:
- Running, skateboarding, scootering, rollerblading, riding a bicycle or similar activities
- Fighting or making threatening comments or gestures
- Littering, defacing, damaging, or destroying any property
- Yelling or creating loud noises that disturb the peace of other patrons
- Obscene language or gestures; racial, religious, or ethnic slurs
- Soliciting money or contributions
- Playing musical instruments, or amplified devices
- Disruptive or dangerous behavior
- Selling products or services, advertising, promotions, market research
- Motorized devices (excepted by persons mobility impaired)
- Taking photos, video or audio recordings for commercial use
- Unattended pets or other animals; Animals must be in a carrier or on a leash at all times.
- Young children without adult supervision or unaccompanied by an adult; Children must be supervised at all times.
- Impeding pedestrian traffic
- Weapons or any objects that may cause injury
- Smoking/Vaping
- Viewing or displaying offensive material on electronic devices or print form
- Inappropriate clothing; Apparel may not obscure or conceal the face, cause a disturbance, or incite violence. Clothing worn for cultural, religious, or medical reasons are accepted.
- Loitering or sleeping
- Delivery carts, rolling racks, pallet jacks
- Consumption of alcoholic beverages
- Catering (and food deliveries must be met in the lobby of Building A of California Market Center)
- Large gatherings within any common area (although certain amenities are available for rental for private events – inquire at the property's management office for more information)

VISIT CALIFORNIAMARKETCENTER.COM/BIKEROOM FOR UPDATES

For assistance, contact us at: cmcdtla@cbre.com

CMC

BIKE ROOM

DISCLOSURE, WAIVER, AND RELEASE OF LIABILITY AGREEMENT

This Rooftop User Agreement (this "Agreement") licenses you (the "User") to use the Rooftop located within California Market Center (as described in greater detail in the Agreement). By signing this Agreement, you agree to use the Rooftop and any additional amenities located therein (e.g., tennis table equipment) at your own risk. Owner does not assume any liability for any and/or all criminal acts, fire, theft, damage or other loss to your property, loss of use or any loss due to or attributable to bodily injury or death. By signing this form, you accept the rules, regulations, terms, and conditions contained herein applicable to the Rooftop, together with the Code of Conduct applicable to California Market Center generally, a copy of which is attached as Exhibit A hereto (collectively, the "Rules and Regulations"). Failure to comply with the Rules and Regulations will result in the loss of access to the Rooftop. The Rules and Regulations are subject to change without prior notice.

Print Name:

Company Name:

Building Access Card Number:

Company Email Address:

Telephone Number:

Suite Number:

Make of Bicycle:

Bicycle Color:

Bicycle Serial ID Number:

Signature:

Date Signed:

FOR BUILDING MANAGEMENT USE:

Date Access Card Activated

Date Access Card Deactivated

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