

ROOFTOP TERRACE

USER AGREEMENT: EXHIBIT A

RULES & REGULATIONS

1. Subject to the following terms and conditions, User is hereby granted access to the rooftop (the "Rooftop") located on the 14th floor of Building A of California Market Center in Los Angeles, California by CALMART SUB I, LLC ("CMC" and together with its affiliates, "Owner"), the owner of the property on which the Rooftop is located.
2. Non-exclusive access to the Rooftop is restricted to registered access card holders during hours of operation designated by CMC. Always use your access card to gain access to the Rooftop, and never allow anyone else to enter the Rooftop. User may be required by security personnel to present their access card. User may be denied access to the Rooftop due to capacity.
3. User must enter and exit the Rooftop by means of the 2 designated passenger elevators in Building A of the project, only.
4. No long-term use or storage is allowed.
5. Articles left overnight on the Rooftop 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.
6. Equipment (e.g., table tennis equipment), if provided, are for use on the Rooftop only. Do not take any such equipment off of the Rooftop. Equipment replacement fees will apply for misuse of equipment.
7. User shall indemnify and hold harmless Owner from and against any and all claims arising from User's use of the Rooftop. User further agrees to assume all risk of damages or loss to property or personal injury, in, upon or about the Rooftop and surrounding areas. User hereby waives all claims in respect thereof against Owner.
8. For your safety and the safety of others, the Rooftop and surrounding premises are under video surveillance 24 hours a day, except with respect to the interior of the restrooms. By entering and making use of the Rooftop, you consent to being recorded.
9. When on the Rooftop, User must stay within the portions of the Rooftop designated for User's use.
10. Dispose of any personal waste in an appropriate manner.
11. Do not lay on furniture, rest feet on furniture, or remove or relocate any furniture (or any other fixtures).
12. User uses any wi-fi made available to User at User's own risk.

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)

CMC

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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:

Telephone Number:

Suite Number:

Company Email Address:

Building Access Card Number:

Signature:

Date Signed:

FOR BUILDING MANAGEMENT USE:

Date Access Card Activated

Date Access Card Deactivated

VISIT [CALIFORNIAMARKETCENTER.COM/ROOFTOP](https://www.californiamarketcenter.com/rooftop) FOR UPDATES & PERIODIC ROOFTOP CLOSURES

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