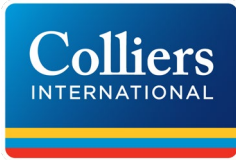


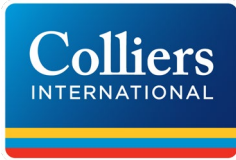
The Lincoln Vendor Rules and Regulations

I. GENERAL REQUIREMENTS

1. Vendor must provide Building Manager with a Certificate of Insurance prior to starting work. It shall be the responsibility of the Vendor to obtain all required Building Permits, if applicable.
2. For scheduled work, Vendor must provide Property Management office minimum 24 hours advanced notice so that vendor may be added to security clearance list for respective work day(s).
3. During normal business hours, Vendor must check-in at the Property Management office immediately upon arrival to check-in and obtain access to the respective work area. For after-hours work, or in the event Property Management office is closed, Vendor must check with Building security at the Main Lobby.
4. No flammable materials may be stored in the Building. In the event it is necessary to store flammable materials overnight, Vendor must have specific permission from Building Manager.
5. The use of cutting torches and welding equipment is prohibited in the Building and no VOC emitting substances are to be used during normal business hours unless Vendor has first notified Building Manager, and taken necessary fire safety precautions, and has been issued a welding permit or work permit by the Building Manager.
6. Vendor must provide fire extinguishers while on site. Extinguishers should be located in central locations for easy access and full coverage of space.
7. Any damage or injury occurring while working at the job site must immediately be reported to the Building Manager.
8. Vendor will be responsible for instructing and enforcing with their personnel all appropriate safety and OSHA rules and regulations.
9. Employees of Vendor may only use restroom specifically designated by Building Manager.
10. There will be no loitering on the premises.



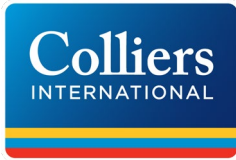
11. The Building Owner or Manager reserves the right to have any employee who is not performing his or her duties in a workmanlike manner immediately removed from the premises.
12. Employees of Vendor must be appropriately uniformed. Attired to include shirt, with company name, and shoes at all times, full-length trousers, company identification and picture identification, and any safety gear required in the performance of their job.
13. Vendor will submit to Building Manager a detailed working schedule prior to beginning work.
14. Vendor and all subcontractors will leave their work areas clean and free of all debris, daily.
15. Vendors will take necessary precautions to prevent any disruptions to tenants.
16. Vendor will inform subcontractors of:
 - a. Entrance to complex during normal working hours and after hours.
 - b. Where to go once on site.
17. Vendor and his employees will use the freight elevator only for the movement of material and people to and from the job site.
18. Vendor and their employees shall not park their vehicles in any driveway, alleyway, and restricted area or at the loading dock. The loading dock is to be used for deliveries only. Any infractions of this rule could result in having vehicles towed away.
19. Employees of Vendor may only take breaks or eat lunch in designated areas or off the property as they choose.
20. Vendor will protect all flooring, walls, ceiling, finishes, etc. while working on premises. Any damages to the building or its finishes due to the negligence of the Vendor or his employees will be corrected at Vendor's expense.
21. Vendor will not obstruct, or cause any debris, or materials to be placed in common areas or emergency exits, and stairwells.
22. Vendor will turn off all lights except emergency lighting at end of each day.
23. Vendor will furnish walk off mats in elevator lobby for each elevator and at project site, if applicable.



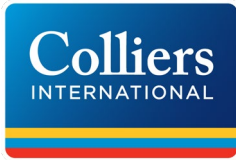
24. Vendor will keep all entrance doors pulled closed at all times. Should the scope of work being performed require that a door remain open, Vendor may only use rubber door stop, and at no time may use fire extinguishes, bags, wood pieces, or other items keep doorway open.
25. Vendor will take necessary steps to furnish tenant Building Manager with a Certificate of Occupancy for all tenant space that is constructed, if applicable. Certificate of Occupancy must be given to Building Manager prior to the tenant's move-in date, and before final payment is made.
26. Prior to starting the job the Vendor shall inspect the site and report immediately any damage seen in the area to the Building Manager. If no damage is reported, (especially to the windows) it will be assumed that no damage exists. At the completion of the work the Vendor shall be held responsible for any unreported damage.

II. ADDITIONAL REQUIREMENTS

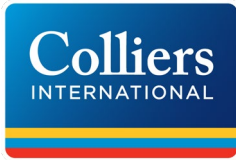
1. Prior to commencement of project, Vendor must provide the Landlord with:
 - a. Building permit, if applicable.
 - b. Occupational license for County.
 - c. Certificate of Competence.
 - d. An original Certificate of Insurance issued by the insurance carrier.
 - e. Original Certificates of Insurance issued by the insurance carriers for all sub-Vendors.
2. Upon completion of the job, the Vendor will provide the Landlord with:
 - a. As-built plans for all the discipline, if applicable.
 - b. Release of liens for all sub-Vendors, if applicable
 - c. A final release of lien from the General Vendor, if applicable
 - d. The original building permit plans with the original inspector's signatures, if applicable
 - e. Certificate of Occupancy, if applicable



3. The Vendor will be responsible for:
 - a. Security of materials or work in place.
 - b. Air-conditioning work being properly performed to allow for proper cooling of the Leased premises with all air-conditioning work done in coordination with the building engineering staff, if applicable.
 - c. Warranty repairs.
 - d. Window or other breakage during construction.
4. The Vendor will:
 - a. Secure the necessary building permits and inspections.
 - b. Indemnify and hold harmless the Owners, Tenants and Architect/Engineer, hereafter called the parties, from all losses, damages, liabilities, and expenses which may arise or be claimed against such parties, which would be in favor any person, firms, or corporations for any injuries to the person, firms or corporations except when such injury, loss, or damage results from negligence of the parties above, indicated their agents, or employees, and that the Vendor will indemnify and hold harmless the parties for any judgment to be in favor of any persons, firms, or corporations where said injuries or damages are about or upon the leased premises as a result of the negligence of the Vendor, his agents, employees, servants, licensees, visitors, customers, patrons, and invitees. All personal property placed or moved into or out of the building shall be at the risk of the Vendor or its provider and the parties shall not be liable to the Vendor for any damage to any personal property.
5. The Vendor will confine the construction debris and dust to the work area, away from completed tenant spaces or common areas. All areas of the building, especially access areas and common areas, are to be maintained in a clean and orderly fashion.
6. The Vendor is to turn the work area(s) over to the Building Manager in a clean condition. Area to be ready for occupancy by the Tenant, if applicable.
7. The Vendor will remove all trash and debris, including excess materials from the project site and the building daily; no unreasonable accumulation will be allowed during the course of the construction. All trash and debris removal is to done at Vendors expense.



8. The Vendor will coordinate the delivery of materials and the use of the freight elevator and removal of debris with the Building Manager who will be responsible to schedule the elevator's use.
9. The Vendor is responsible for all parking charges of his employees, subcontractors, and vendors.



ACKNOWLEDGMENT FORM

I have received a copy of the Vendor Rules and Regulations prepared for vendors who service The Lincoln, and understand that I am to read and make myself familiar with its content in order to inform all employees that service the property.

Date

Vendor Name

Vendor Representative Signature

Printed Name

Title

Upon completion, please return this form to:

Elinne M. Dominguez, Property Manager
1691 Michigan Avenue, Suite 220
Miami Beach, FL 33139
E: elinne.dominguez@colliers.com

