

## **One South Dearborn Bicycle Storage Room Rules and Regulations**

One South Dearborn contains two enclosed Bicycle Storage Rooms available for Tenants' use. One Bicycle Storage Room is located on the northeast exterior of the building adjacent to the Parking Garage entrance. The second is in the Dock area accessible via the east alley.

1. The Bicycle Storage Room will be open 24 hours a day 7 days a week.
2. The Bicycle Storage Room is for the use of building employees only. Friends, relatives and visitors are not permitted to use this amenity.
3. Each tenant is responsible for controlling and monitoring access to the storage room, ensuring the access cards are issued only to an employee and prohibiting its employees from lending their access cards to non-employees.
4. All persons using Bicycle Storage Room agree to do so at their own risk. Bicycle locks should always be used to secure bikes stored in the room. Locks will not be provided.
5. Only store bicycles on the rack. If the rack is full, ask building personnel for the location of alternative bike parking areas. Do not block the entrance to the Bicycle Storage Room or position bikes in a manner that will impede others from entering or exiting the area.
6. Smoking is not permitted in the Bicycle Storage Room.
7. The Bicycle Storage Room is intended to be used by tenants of the building while they are present at the building. Building security is instructed to take inventory of all bikes left in the Bicycle Storage Room overnight. Bicycles left in the Bicycle Storage Room for more than three consecutive nights without prior permission from the Property Manager will be removed by building security and placed in onsite storage. If bicycles are not claimed within six months of removal from the Bicycle Storage Room, they will be donated to a local charity.
8. Report any suspicious activity, vandalism or damage to building security immediately.
9. SOF-DEARBORN LP Landlord reserves the right to add, change or delete any Rule or Regulation herein contained and to change the method of operation to ensure maximum enjoyment of the facility.

The Bicycle Storage Room is for the enjoyment of all One South Dearborn tenants and their employees. Please assist us in maintaining this facility's cleanliness, usefulness and security. Please report any problems to the Office of the Building.

Agreed: \_\_\_\_\_

Print Name: \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_

Bicycle Make/Model:

## Bicycle Storage Room Waiver and Release of Claims

I, \_\_\_\_\_ hereby request permission to use the Bicycle Storage Room located adjacent to the Parking Garage entrance on the ground level of One South Dearborn in Chicago, Illinois, together with any and all equipment and other facilities located therein (the "Bike Storage Room"). I understand and acknowledge that the Bike Storage Room is not a public facility, but rather is for the exclusive use of those individuals, such as myself, as are specifically authorized in writing by SOF-DEARBORN LP ("Landlord") or its authorized representative to use the facility, and who read and sign this **WAIVER AND RELEASE**. I understand and acknowledge that other users of the Bike Storage Room may inadvertently or purposefully damage or remove any and all contents of the Bike Storage Room. I ACKNOWLEDGE AND AGREE THAT THE USE OF THE BIKE STORAGE ROOM WILL BE ENTIRELY AT MY OWN RISK. I FURTHER ACKNOWLEDGE AND AGREE THAT, IN CONSIDERATION FOR BEING PERMITTED TO USE THE BIKE STORAGE ROOM, I SHALL BE ENTIRELY RESPONSIBLE FOR, AND I HEREBY WAIVE AND RELEASE ANY AND ALL CLAIMS I HAVE OR MAY HAVE IN THE FUTURE against Landlord, and their successors, assigns, affiliates, directors, officers, employees and partners or any of them (collectively, "Landlord Parties") for any and all losses, costs, expenses, including reasonable attorney's fees damages or liabilities whatsoever of any nature, including bodily injury or death, arising out of my use of the Bike Storage Room, provided, however, that the foregoing waiver and indemnification shall not apply to any injuries or damages caused by the gross negligence or willful misconduct of Landlord or its agents or employees. I also agree that my use of the Bike Storage Room shall be in accordance with the rules and regulations attached hereto, as the same may be amended, modified or replaced from time to time by Landlord or its authorized representative.

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_

Access Card: \_\_\_\_\_