

## Coverage:

Contractor shall furnish Manager copies of all insurance policies required to be maintained hereunder, and/or certificates of insurance evidencing the existence of such insurance, appropriately endorsed for contractual liability, with Owner and Manager named as Additional Insureds thereunder, in amounts not less than the following:

- A. Comprehensive General Liability: In an amount not less than \$2,000,000.00 for injury or death in any one occurrence, and property damage insurance in the amount of not less than \$1,000,000.00 for any occurrence.
- B. Worker's Compensation: In an amount not less than that required to be carried by Contractor or its subcontractors and agents pursuant to and as established by the laws, statutes and regulations of the State of Maryland.
- C. Automobile - Transportation Insurance: In an amount not less than the general liability coverage required pursuant to Subsection A, above, covering liabilities for injuries to and accidental death of persons other than Contractor by motor vehicles owned, rented, or leased by Contractor, its employees, subcontracts or agents and operated in any manner connected with the performance of the Work described in this Contract, and claims for property damage which may arise from the operation of such motor vehicles by such parties in any manner connected with the performance of the Work described in this Contract.

## **Additional Insured:**

Certificate Holder: TFO REVA Meritage Rockspring Property, LLC  
Additional Insured: TFO REVA Meritage Rockspring Property, LLC, Lincoln Property Company, Meritage Properties, LLC, and LPC Commercial Services, Inc.

## **Service and Mailing Address:**

TFO REVA Meritage Rockspring Property, LLC  
c/o Lincoln Property Company  
6555 Rock Spring Drive, Suite 170  
Bethesda, MD 20817

**Office:** (301) 530-4250

**Fax:** (301) 897-2975

**Work Rules:**

**THE ATRIUM AT ROCK SPRING PARK  
CONTRACTOR RULES AND REGULATIONS**

All work and deliveries must be scheduled with Property Management at least 48 hours in advance.

Contractors must check in at Property Management Office.

No smoking is allowed in the building or at the main entry door.

Contractors must use the freight elevator for all deliveries and movement through the building. All use of the freight must be approved by and coordinated through Property Management.

Contractors must receive prior approval from Property Management for any delivery of materials through the loading dock. At no times may any deliveries or materials be delivered through the entrance or rear entrance ramps or building lobby.

The Contractor is responsible for the removal and hauling of trash. The building compactor and recycling containers cannot be used for any construction trash. No trash shall be left anywhere in the building (including elevators) at any time.

Contractors are responsible for their own parking. Use of the loading dock is not acceptable. The parking garage may be available for contractor use, however at no time may reserved parking for another tenant be used, and parking should be directed to the top garage levels so as not to monopolize prime tenant parking area.

Contractors are required to submit to an inspection of bags, boxes, and other items leaving the building.

Contractor is not permitted to perform work that will disturb other tenants during normal business hours (6:00 a.m. to 7:00 p.m. Monday

through Friday). This includes loud or excessive noise and the use of chemicals, stains or paints that produce an odor.

Contractor must not block fire exits or fire corridors or use these areas for storage.

Radios are not permitted.

Contractor shall keep its work area, in an orderly condition. All combustibles shall be removed from the building on a daily basis. No hazardous materials shall be permitted in the building or stored without express approval of Property Management.

Activities which create excessive dust or smoke (i.e., burning or welding) must be coordinated with Property Management with 72 hours prior notice and must be performed between the hours of 7:00 p.m. to 6:00 a.m.

Contractor shall arrange with the Building Engineer for protection of all fire alarm devices. All sprinkler/fire system work must be coordinated with the Building Engineer upon 72 hours written notice. Contractor must give Property Management 72 hours prior notice before testing or inspection of the fire alarm system.

Contractors shall be respectful of tenants and building staff and shall not permit its employees to use foul language, exhibit rude behavior, commit vandalism, use alcohol or exhibit improper appearance. Individuals violating this rule will be removed from the building and will not be allowed to return.

Contractors personnel must at all times bear identification of the company for which they represent, and if asked, wear Visitor of Contractor badges provided by Property Management, which must be returned daily.

The premises must be secured and the doors to the work area, mechanical and electrical rooms, and stairwells must be closed and the lights turned off at the end of each day. The doors to the mechanical and electrical rooms and the stairwells must be kept locked and shall be opened for Contractor upon request to Property Management.

Any connections or “tie-ins” that are made to the building systems (plumbing, mechanical, electrical, fire alarm, sprinkler, etc.) must be coordinated with the Building Engineer. Contractor must provide 72 hours advance notice for tenant specific work. Contractor must provide 72 hours advance notice for building systems related work.

Contractor and its employees shall not litter or abuse the restrooms. Workers shall use only the restrooms specified for contractor use.

Property Management reserves the right at any time to rescind, alter or waive (in whole or part) any of these Rules and Regulations whenever Property Management deems necessary, desirable, or proper in its sole and reasonable judgment.