

790 Riverside Drive Owners, Inc.

HOUSE RULES

The public halls and stairways of the Building shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the Building, and the fire towers shall not be obstructed in any way.

No patient, client, customer, or invitee of any doctor or other person who has offices or other commercial space in the Building shall be permitted to wait in the lobby.

Children shall not play in the public halls, courts, stairways, fire towers or elevators and shall not be permitted on the roof unless accompanied by a responsible adult.

No public hall above the ground floor of the Building shall be decorated or furnished by any lessee in any manner without the prior consent of all the lessees to whose apartments such hall serves as a means of ingress and egress; in the event of disagreement among such lessees, the Board of Directors shall decide.

No Lessee shall make or permit any disturbing noises in the Building or do or permit anything to be done therein which will interfere with the rights, comfort, or convenience of other Lessees. No Lessee shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph or a radio or television loudspeaker in such Lessee's apartment between the hours of 10:00 o'clock p.m. and the following 8:00 o'clock a.m. if the same shall disturb or annoy other occupants of the Building. No construction or repair work or other installation involving noise shall be conducted in any apartment except on weekdays (not including legal holidays) and only between the hours of 9:00 a.m. and 5:00 p.m.

No article shall be placed in the halls or on the staircase landings or fire towers, nor shall anything be hung or shaken from the doors, windows, terraces, or balconies or placed upon the window sills of the Building.

No awnings, window air-conditioning units, or ventilators shall be used in or about the Building except such as shall have been expressly approved by the Lessor or the managing agent, nor shall anything be projected out of any window of the Building without similar approval.

No sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of the Building, except such as shall have been approved in writing by the Lessor of the managing agent.

No velocipedes, bicycles, scooters, or similar vehicles shall be allowed in a passenger elevator, and baby carriages and the above-mentioned vehicles shall not be allowed to stand in the public halls, passageways, areas, or courts of the Building.

Messengers and tradespeople shall use such means of ingress and egress as shall be designated by the Lessor.

Trunks and heavy baggage shall be taken in or out of the Building through the service entrance.

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Garbage and refuse from the apartments shall be disposed of only at such times and in such manner as the superintendent or the managing agent of the Building may direct.

Water closets and other water apparatus in the Building shall not be used for any purpose other than those for which they were constructed, nor shall any sweepings, rubbish, rags, or any article be thrown into the water closets. The cost of repairing any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Lessee in whose apartment it shall have been caused.

No Lessee shall send any employee of the Lessor out of the Building on any private business of a Lessee.

No bird or animal shall be kept or harbored in the Building unless the same in each instance be expressly permitted in writing by the Lessor; such permission shall be revocable by the Lessor. In no event shall dogs be permitted on the elevators on in any of the public portions of the Building unless carried or on leash. No pigeons or other birds or animals shall be fed from the window sills, terraces, balconies, or in the yard, court spaces, or other public portions of the Building, or on the sidewalk or street adjacent to the Building.

No radio or television aerial shall be attached to or hung from the exterior of the Building without the prior written approval of the Lessor or the Managing Agent.

No vehicle belonging to a Lessee or to a member of the family or guest, subtenant, or employee of a Lessee shall be parked in such manner as to impede or prevent ready access to any entrance of the Building by another vehicle.

The Lessee shall use the available laundry facilities only upon such days and during such hours as may be designated by the Lessor of the managing agent.

The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.

Unless expressly authorized by the Board of Directors in each case, the floors of each apartment must be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least 80% of the floor area of each room excepting only kitchens, pantries, bathrooms, maids rooms, closets and foyer.

No group tour or exhibition of any apartment or its contents shall be conducted, nor shall any auction sale be held in any apartment without the consent of the Lessor or its managing agent.

The Lessee shall keep the windows of the apartment clean. In case of refusal or neglect of the lessee during 10 days after notice in writing from the Lessor or the managing agent to clean the windows, such cleaning may be done by the Lessor, which shall have the right, by its officers or authorized agents, to enter the apartment for the purpose, and to charge the cost of such cleaning to the Lessee.

The passenger and service elevators, unless of automatic type and intended for operation by a passenger, shall be operated only by employees of the Lessor, and there shall be no interference whatever with the same by Lessees or members of their families or their guests, employees or subtenants.

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Complaints regarding the service of the Building shall be made in writing to the managing agent of the Lessor.

Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.

The agents of the Lessor, and any contractor or workman authorized by the Lessor, may enter any apartment at any reasonable hour of the day for the purpose of inspecting such apartment to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects, or other pests. If the Lessor takes measures to control or exterminate carpet beetles, the costs thereof shall be payable by the Lessee, as additional rent.

These House Rules may be added to, amended, or repealed at any time by resolution of the Board of Directors of the Lessor.