

# 1015 HALF STREET

## ROOFTOP TERRACE RULES & GUIDELINES

The intent of the Rooftop Terrace is to offer a large overflow space for Tenants who occasionally require a large gathering area beyond that of their own suite space. Please bear in mind that there are other Tenants within the building during normal business hours and beyond those hours, and that the users of the Rooftop Terrace should be considerate of other building occupants during their event. The Rooftop Terrace is not intended to be for banquet or party events that would be better served by the hospitality industry. The capacity of the Rooftop Terrace is approximately 100 people. These rules and guidelines are provided to ensure a safe, pleasant, and functional setting for all Tenants utilizing the Rooftop Terrace and conducting business within and around the building.

The following rules and procedures governing Rooftop Terrace events at 1015 Half Street have been established by the Property Management Office and are intended as guidelines within which Tenant sponsored events must operate.

Air Conditioning	<ul style="list-style-type: none"><li>• During non-business hours Hines will charge an hourly fee to provide air conditioning for rooftop events.</li></ul>
Alcohol	<ul style="list-style-type: none"><li>• In order to protect the stone pavers and Rooftop Terrace furniture, <b>no red wine may be served</b>. All white wine and beer are permissible. If alcohol is served by tenant and/or caterer, the tenant and caterer should include host liquor liability on their certificate of insurance. Tenants who disregard the alcohol policy are subject to additional restrictions for the future use of the Rooftop Terrace. Proof of liability must be provided upon 48 hours of event.</li></ul>
Animals	<ul style="list-style-type: none"><li>• No animals are permitted in the building except those assisting the disabled.</li></ul>
Caterers	<ul style="list-style-type: none"><li>• Tenants should ensure that their caterers understand the Rules and Guidelines for the Rooftop Terrace and ensure that their caterers abide by them. Caterers who disregard the Rules and Guidelines are subject to restrictions, including restrictions from being permitted to cater any future events.</li><li>• All caterers must supply a Certificate of Insurance 24 hours prior to arriving on site to Property Management.</li><li>• Tenants should contact the Property Management Office for further information regarding Certificates of Insurance.</li><li>• All caterers must use the loading dock and freight elevator. No deliveries will be permitted in the main lobby.</li></ul>
Clean-Up	<ul style="list-style-type: none"><li>• Tenants are responsible for the coordination and expenses of all event clean-up unless special arrangements have been made and approved in advance with the Property Management Office.</li><li>• If Tenant fails to clean the Rooftop Terrace, then Hines, through use of its building janitorial contractor, reserves the right to clean the Rooftop Terrace and</li></ul>

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	to invoice Tenant for said clean-up at Management's cost, plus an administrative fee of fifteen percent (15%).
Deliveries	<ul style="list-style-type: none"> <li>• All deliveries for Rooftop Terrace events must be routed through the loading dock and freight elevator.</li> <li>• The freight elevator should be taken to the tenant's respective floor then transfer the equipment/food to the penthouse elevator (elevator 1). Passenger elevator cannot be used at any time for deliveries.</li> </ul>
Displays	<ul style="list-style-type: none"> <li>• The walls, columns, doors, and windows may not be used to display or hang decorations, signs, or presentation materials. Any damage occurring from such displays will be repaired by Hines and will be billed back to the Tenant</li> <li>• Signage or decoration may not be displayed in the lobby.</li> </ul>
Food Preparation	<ul style="list-style-type: none"> <li>• No open flame is permitted on the Rooftop Terrace.</li> <li>• All events with food service will have a mandatory cleaning charge to the Tenant.</li> </ul>
Furniture and Equipment	<ul style="list-style-type: none"> <li>• Tenants need to provide Rooftop Terrace configuration requests and/or plans at time of booking.</li> </ul>
Insurance	<ul style="list-style-type: none"> <li>• Please contact the Property Management Office at (202) 599-3153 or <a href="mailto:1015.invoices@hines.com">1015.invoices@hines.com</a> to obtain the certificate of insurance requirements for your vendors.</li> </ul>
Restrooms	<ul style="list-style-type: none"> <li>• Restrooms are provided on the Penthouse level adjacent to the elevator.</li> </ul>
Occupancy	<ul style="list-style-type: none"> <li>• Hines reserves the right to limit the size and scope of any Rooftop Terrace event should Hines determine that the size or scope of the event exceeds the capacity, intent, or safety of the facilities.</li> </ul>
Parking for Guests	<ul style="list-style-type: none"> <li>• Guests may utilize the parking garage at the standard daily rates unless tenant purchases validations in advance from Parking Contractor at tenant's expense.</li> <li>• Should the hours of the parking garage not meet your rooftop event, Tenant should contact Property Management Office for other arrangements.</li> </ul>
Scheduling	<ul style="list-style-type: none"> <li>• All scheduling of the Rooftop Terrace occurs on a first-come first-serve basis and must be submitted in writing, or by email, in advance with the Hines Property Management Office. Tenants may contact the Hines Property Management Office to determine the availability of the Rooftop Terrace, but an event is not officially scheduled until a written "Rooftop Terrace Request Form" has been submitted to the Hines Property Management Office located at 1015 Half St, SE, Suite 105, and the Hines Property Management Office has confirmed and approved the reservation. <b><i>The Request form should include the following information: date of event, hours of event, number of guests, and purpose of event, name of caterer, if intending to serve alcohol, and any special request necessary.</i></b></li> </ul>

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	<ul style="list-style-type: none"> <li>• Tenants must provide a minimum of (48) hours prior notice to reserve the Rooftop Terrace and requests will be accepted no more than ninety (90) days prior to the event date.</li> <li>• <b>The rooftop cannot be closed off for any private events during regular business hours</b> as the rooftop is a building amenity and must remain accessible for all tenants.</li> <li>• Tenant events are limited to two (2) hour windows within the normal hours of operation.</li> <li>• <b>Tenant events that occur after regular business hours must be approved by the Property Management Office.</b> Additional fees may apply if security and cleaning services are needed after regular business hours.</li> </ul>
Security Officers	<ul style="list-style-type: none"> <li>• If a Security Officer is required for an event, then the sponsoring Tenant firm will be invoiced for the Security Officer(s) required. The cost shall be at the then prevailing contract rate for security service (through Hines' security contractor) plus an administration fee, notwithstanding the rate previously agreed upon by both the Tenant and Hines. Tenants will be invoiced for a minimum of four hours for a Security Officer. All events with over 50 guests require an additional guard.</li> <li>• All services requiring a Security Officer for an event associated with the Rooftop must be scheduled at least four business days in advance.</li> </ul>
Smoking	<ul style="list-style-type: none"> <li>• 1015 Half Street is a non-smoking building. Therefore, smoking is not permitted on the property at any time other than in designated smoking areas.</li> <li>• Tenants who disregard the Building and Rooftop smoking policy are subject to additional restrictions for the future use of the Rooftop.</li> </ul>
Sponsor / Tenant	<ul style="list-style-type: none"> <li>• All Rooftop Terrace events must be "sponsored" by a Tenant firm of 1015 Half Street and must be germane to the business of the Tenant firm.</li> <li>• The Rooftop Terrace is not available for personal use (such as receptions, private parties, and other similar type events). Hines retains the sole right to use its reasonable judgment to determine whether an event qualifies to be held on the Rooftop Terrace.</li> <li>• The Tenant shall be responsible for all its actions as well as those of its suppliers, vendors, and visitors.</li> <li>• No loud, abusive, or otherwise offensive language or actions will be allowed. Tenant shall promptly remove from Site any employee, vendor or visitor deemed inappropriate or abusive by Hines or Landlord's agent.</li> </ul>

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**AGREED TO AND ACCEPTED**

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

(Tenant Representative)

**Tenant:** \_\_\_\_\_

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

**Reviewed/approved by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Property Management