

Bicycle Storage Room Agreement

1. Subject to the following terms and conditions, 350 South Grand Avenue (LA) Owner, LLC c/o CIM Group hereby grants to the below User access to the Bicycle Room located in **P2 level** of the parking structure.
2. Access to the bicycle room is restricted to those with an access card that has been authorized and programmed to allow entry to the bicycle room (suite/floor access cards are not originally programmed with access to the bicycle room).
3. Always scan your card at the card reader to gain access to the room, and never allow entry to the room to anyone else but yourself.
4. Use of bicycle racks and lockers are for day-to-day use and are on a first come first serve basis. No overnight or long-term storage use is allowed. Items left in lockers longer than the authorized time are subject to removal and disposal. 350 South Grand Avenue (LA) Owner, LLC c/o CIM Group is not liable for any items disposed of.
5. Tenants who wish to utilize the bicycle rack should walk their bicycle directly to the rack and lock their bicycle securely.
6. 350 South Grand Avenue (LA) Owner, LLC c/o CIM Management, Inc. is not liable for any items lost or forgotten inside the facility.
7. Tools are permanently attached to the Tool Station and must never be removed. You will be billed for the cost of repair should you remove any of the tools from the Tool Station.
8. Cyclist must provide their own lock and all locks must be removed each day. If tenant lock and/or personnel belongings are left overnight, the lock will be removed, and the items will be properly disposed of.
9. All users must enter and exit the garage via our entry/exit ramps. User agrees and understands that garage area is potentially dangerous to a rider due to the high volume of vehicle traffic. The garage surface is not designed for bicycle traffic. Always "walk" your bicycle to and from the parking garage entry/exits. Failure to take caution and "walk" your bicycle in the parking area may lead to serious injury and death.
10. User shall indemnify and hold harmless 350 South Grand Avenue (LA) Owner, LLC c/o CIM Group against any and all claims arising from User's use of the Bicycle room. User further agrees to assume all risk of damages or loss to property or injury to persons, in, upon or about the Property's Bicycle Room and surrounding area from any cause, and User hereby waives all claims in respect thereof against Landlord and 350 South Grand Avenue (LA) Owner, LLC c/o CIM Group.

- 11. For your safety and safety of others, premises are under video surveillance 24 hours a day. By entering and making use of the facility, you acknowledge and give your consent to be recorded.
- 12. Premises are considered a co-ed facility and as such, you should always be fully clothed inside the bike room. Under no circumstances are you allowed to change and/or remove articles of clothing in the locker room area.

This agreement licenses the User to access the Bicycle Room located in P2 Parking Level. By signing this agreement, you agree to use the facility and additional (bicycle racks, lockers, bicycle repair station, tools, air compressor etc.) amenities at your own risk.

Neither 350 South Grand Avenue (LA) Owner LLC or Management assumes liability for any and/or all criminal acts. We are not liable for fire, theft, damage, loss of use or any loss due to or attributable to bodily injury or death. By signing this form, you have accepted and understood the rules, regulations, terms and conditions contained herein.

Failure to comply with the aforementioned Rules and Regulations will result in the loss of access to the facility. Rules and regulations are subject to change without prior notice.

Username:	Company Name:	Key Card #:	Effective Date:
Telephone #:	Make of Bicycle:	Bicycle Serial ID #:	Bicycle color:
Email Address:		Signature:	