

## HOUSE RULES

1.  
of the building shall not be obstructed or used for any purpose other than ingress and egress from the apartments in the building.
  
2.  
No patient of any doctor who has offices in the building shall be permitted to wait in the lobby.
  
3.  
Children shall not play in the public halls, stairways or elevators. Children under the age of 16 shall not be permitted on the roof unless accompanied by a responsible adult.
  
4.  
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 the Lessor.
  
5.  
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 radio or television loud speaker or other apparatus in such lessee's apartment between the hours of 11:00 p.m. and 8:00 a.m. if the same shall disturb or annoy other occupants of the building. No Construction or repair work or 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 4:30 p.m.
  
6.  
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 windowsills or parapet walls of the building.
  
7.  
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.

8.

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 expressly approved by the Lessor or managing agent.

9.

No bicycles, scooters, baby carriages, sporting equipment, or shopping carts shall be allowed to stand in the public halls, passageways, areas or courts of the building, including lobby.

10.

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

11.

Garbage and refuse from the apartments shall be disposed of only at times and in such manner as the superintendent or managing agent of the building may direct duly noting the following:

All apartment garbage and refuse must be placed down the garbage chute. NO GARBAGE OR REFUSE SHOULD BE LEFT ON THE COMPACTOR ROOM FLOOR OR IN THE HALLWAYS. Any item too large for the chute should be properly secured and taken down to the basement.

All recyclable items are to be placed in the proper receptacles. All items are to be cleaned before discarded.

All boxes/cartons must be taken to the basement and placed neatly for disposal.

12.

No Lessee shall send any employee of the building out of the building on any private business while the employee is on duty.

13.

No bird or animal shall be kept in the building unless the Lessor expressly permits the same, in each instance; such permission shall be revocable by the Lessor. In no event are dogs permitted on elevators or public portions

of the building unless carried or on a leash. No pigeons or other birds or animals shall be fed from the windowsills, terraces, balconies or other public portions of the building, or on the sidewalk or street adjacent to the building.

14.

No radio, television aerial or reception device shall be attached to or hung from the exterior of the building without prior written approval from the Board of Directors.

15.

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

16.

The floors of each apartment must be covered with rugs or carpeting or equally effective noise reducing material, to the extent of at least eighty percent (80%) of the floor area of each room excepting only kitchens, pantries, bathrooms, closets and foyers.

17.

An owner wishing to conduct an "open house" or a group tour or exhibition of an apartment or its contents, or to hold an auction sale in an apartment, shall obtain the prior approval of the managing agent and comply with such scheduling and other rules as the managing agent may from time to time prescribe, subject to the approval of the Board of Directors. It shall be the responsibility of the Lessee to ensure that any broker acting on his behalf is aware of these rules and adheres to them

18.

The lessee shall keep the windows of the apartment clean. In case of refusal or neglect of the Lessee during ten (10) days after notice in writing to 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 of such cleaning and to charge the cost of such cleaning to the Lessee.

19.

Complaints regarding the service of the building shall be made in writing to the managing agent

20.

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

21.

No Lessee shall install any plantings on the terrace or roof without the written approval of the Lessor. Plantings shall be contained in boxes of wood lines metal or other material impervious to dampness and standing on supports at least two inches from the terrace or roof surface, and if adjoining a wall, at least three inches from such wall. Suitable weep holes shall be provided in the boxes to draw off water. In special locations, such as a corner abutting a parapet wall, planting may be contained in masonry or hollow tile walls flashing, with the floor of drainage tiles and suitable weep holes at the sides to draw off water. It shall be the responsibility of the Lessee to maintain the containers in good condition and the drainage tiles and weep holes in operating condition.

22.

The agents of the Lessor, and any contractor or workman authorized by the Board of Directors, 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 measures as may be necessary to control or exterminate any such vermin, insects or other pests the cost thereof shall be payable by the Lessee as a maintenance surcharge.

23.

Any contractor work must be approved by the Lessor and/or managing agent before access to the building will be granted.

24.

All contractors must submit one million (\$1,000,000.00) dollars of insurance coverage. Naming the Corporation and managing agent as additional insured.

25.

Moving and/or deliveries must be scheduled with the building superintendent. Deliveries will be permitted

Monday through Friday, except Holidays, between the hours of 10:00 a.m. and 4:00 p.m. All moving and or deliveries of furniture or large items must be done through the basement and not through the lobby of the building.

26.

A move in/out deposit of \$ 400.00 and a non-refundable move-in/move out fee of \$ 500.00 payable to 32 Gramercy Park Owners Corporation must be submitted to the managing agent at least five-days of the scheduled move. In addition a one million dollar (\$1,000,000.00) certificate of insurance for the moving company must be provided naming the Corporation and the managing agent as additional insured for the move.

27.

Building elevators must be properly padded before and during each move in/out or delivery.

28.

No clothes washing machines or dryers are permitted in apartments at any time.

29.

The roof garden/deck hours are from 7:00 a.m. to 11:00 p.m. Loud music and/or excessive noise is not permitted. There are no pets allowed, and an adult must accompany all children under the age of sixteen (16).

30.

The lessor reserves the right to fine any lesee for violation of the House Rules.

31.

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