

London Terrace Towers Condominium
Commercial House Rules

1. The Commercial Unit may be used for any lawful purpose or purposes other than for any obscene or pornographic purposes or any sort of commercial sex establishment
2. No Unit Owner shall make any structural addition, alteration or improvement in or to its Unit, or the Common Elements without the prior written consent thereof of the Board or Managers, which consent shall not be unreasonably withheld or delayed. Any application to any department of our governmental agency of the City of New York or to any other governmental authority for a permit to make an addition, alteration or improvement in or to any Unit shall be executed by the Board of Managers only at the expense of the commercial unit owner, without, however, incurring liability on the part of the Board of Managers or any of them to any contractor, subcontractor, materialman, architect or engineer on account of such installment, addition, alteration or improvement, or to any person having any claim for injury to person or damage to property arising therefrom.
3. Commercial Unit Owners shall have the right to alter and improve store fronts and entrances with the prior written consent of the Board of Managers, which consent shall be its sole discretion and the proposed alteration and improvement must be consistent with a first class residential buildings. The foregoing provision concerning the consent of the Board of Managers shall not be applicable to Sponsor or its designees, as Commercial Unit Owners.
4. All painting, decorating, maintenance, repairs and replacements, whether structural non-structural, ordinary or extraordinary in or to the Commercial Units (other than Common Elements included therein) will be made by the owner of such Unit at such owner's sole cost and expense.
5. Each Unit Owner shall be made responsible for all damages to any and all other Units and/or to the Common Elements that the Unit Owner's failure to make necessary repairs or replacements or perform necessary maintenance may cause. In the case of structural work in or to any Unit, the Board of Managers reserves the right to perform such work on behalf of the affected Unit Owner at such Unit Owner's sole cost and expense.
6. All maintenance and non-structural repair and replacement of any Limited Common Element shall be made by the Unit Owner(s) having exclusive use of the Limited Elements exclusive to particular Units unless necessitated by the negligence, misuse or neglect of a Unit Owner, in which case such expense shall be charged to such Unit Owner, shall be made by the Board of managers and charged to all Unit Owners as a Common Expense.

London Terrace Towers Condominium
Commercial House Rules

7. The Common Elements and facilities shall be used only for the furnishing of the of the services and facilities for which they are reasonably suited and capable and may not be used as a part of any commercial unit owner's business without the prior written consent of the Board of Managers.

8. No patients, employees, service people or any other invitees, licensees or guests of the Unit Owner or their lessee shall loiter, congregate or wait in the hallways, lobbies or common areas of the building.

9. Unit Owners and their lessees shall dispose of all waste in accordance with all Federal, State and Local health and safety laws. Violations resulting in the issuance of a summons, court order, fine and or restrictions will be the sole legal and financial responsibility of the Unit Owner and or its lessee.

10. The side walks, public entrances, public passages, public courts, elevators, public vestibules, public stairways, public corridors, or public halls shall not be obstructed or encumbered by Unit Owner or their lessee or used for any purpose other than ingress and egress to and from the premises and for delivery of merchandise and equipment in a prompt and efficient matter, using elevators and passageways designated for such delivery by the Board of Managers.

11. No awnings, air-conditioning units, fans or other projections shall be attached to the outside walls of the Building or the roof of any Unit or Building without the prior written consent of the Board of Managers and/or its agent. No curtains, blinds, shades, or screens, other than those which conform to building standards as established by the Board of Managers. Such curtains, blinds, shades screens or other fixtures must of a quality, type, design and color, and attached in the manner approved by the Board of Mangers, which approval shall not be unreasonably withheld or delayed.

12. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by Unit Owner or their lessee on any part of the outside of the Unit or the Building or the roof of any Unit or on the inside of the Unit, if the same can be seen from the outside of the building. In the event of the violation of the foregoing by a Unit owner or their lessee, if Unit Owner or their lessee has refused to remove same after reasonable notice from the Board of Mangers, the Board of managers may remove same without any liability, and may charge expense incurred by said removal to the Unit Owner.

13. Unit Owners shall not alter the appearance of the windows and doors of the Unit or the halls, passageways, roof or other public places in and or on the exterior of the Building without the prior written consent of the Board or Mangers and/or its agent.

London Terrace Towers Condominium
Commercial House Rules

14. No showcases, displays, advertisement or other articles shall be out in front of or affixed to any part of the exterior of the Building or roof, nor placed in the public halls, public corridors or public vestibules, nor shall any article obstruct any air-conditioning supply or exhaust without the prior written consent of the Board of Managers.
15. The Unit Owner shall not mark, paint, drill into, or in any way deface any part of the Building other than the interior of the Unit as first approved by the Board of managers. No boring, cutting or stringing of wires shall be permitted, except with the prior written consent of the Board of Managers.
16. The Unit Owner shall not make or permit to be made, any unseemly or disturbing noises, odors or fumes, which unreasonably disturb or unreasonably interfere with occupants of this or neighboring buildings or apartments or those having business with them.
17. Neither the Unit Owner nor any of the Unit Owner's employees, agents, visitors or licensees, shall at any time bring keep upon or within the Unit any flammable, combustible or explosive fluid, chemical or substance applicable to NYC law.
18. The requests of the Unit Owner or its lessee will be attended to only upon written application to the Board of Managers managing agent. Building employees shall not perform any work or do anything outside of their regular duties, unless under special instructions from the Board of Managers or the Board of Manager's managing agent.
19. No Unit Owner nor any of Unit Owner's employees, agents, lessees, visitors, or licensees shall conduct any alterations, modifications, repairs or renovations other than between the hours of 9:00 AM and 5:00 PM, Monday through Friday, without the express written consent of the Board of Managers and/or its managing agent.
20. Common charges relating to each Unit Owner, if in arrears may be subject to late charges, penalties and or interest, and may be levied in the sole discretion of the Board of managers.
21. Unit Owners and their lessees are responsible for cleaning the sidewalk adjacent to their Unit. This includes snow removal from the Unit to the curb.
22. Unit Owners and their lessees are responsible for cleaning their windows at least once per week.

London Terrace Towers Condominium
Commercial House Rules

23. The feature strip at the top of the window must be identical to that of Gristedes (as of 9/01) in material, color, placement, letter type and background lighting. The signage shall be limited to the name of the establishment. The written consent of Board of Managers is required prior to attaching the feature strip to the building.