
LOCAL RULES AND REGULATIONS OF LINDØ INDUSTRIAL PARK

1. Appendix to business lease agreement

- 1.1 This appendix is an addition to each and every business lease agreement, regarding premises located in the Lindø Area, entered into between Lindø Industrial Park (the Lessor) and its lessees.
- 1.2 Lindø Industrial Park may make amendments to these rules and regulations, at any time, with 14 days written notice, to the lessees.
- 1.3 Lindø Industrial Park shall appoint supervisors to supervise and assist the Lessee on all matters regarding the use of the area and the common areas and facilities.

The Lessee may approach such supervisor(s), during normal business hours, as regards any general queries related to the Lindø Area.

2. Rules and Regulations of the Lindø area

- 2.1 The Lessee shall not cause or permit significant inconvenience (by way of noise, light, odour or emission of heat or cold) to properties or persons in the Lindø Industrial Park, in the performance of its business, due consideration, however, always being given to the fact, that the Lindø Industrial Park is an industrial park with heavy industry.
- 2.2 The Lessee shall not exceed the level of noise determined by public authorities, at any time, however measured at the neighboring estates.
- 2.3 The Lessee shall fully cooperate with the Lindø Industrial Park and its supervisors, its administrators and all other lessees of property in the Lindø Industrial Park, in order to maintain a peaceful atmosphere, and promote cooperation to obtain the best results for all involved parties.
- 2.4 The Lessee is not entitled to use common areas in the Lindø Industrial Park, or other areas adjoining the Property and/or the Premises, for the storage or placement of products.
- 2.5 At the Lessee's own initiative and expense, the Lessee shall remove all scrap, waste and similar items, and store such waste in its own premises, until it is removed by scrap dealers or refuse collectors. However "Household waste" (according to public rules) shall be bagged, and brought to Lessors waste containers in common areas. Lessor will arrange for removal of such waste. Burning of any kind of waste in the Lindø Industrial park is prohibited.
- 2.6 The Lessee shall maintain all interior and exterior areas of the Premises in a clean and sanitary condition, free from debris, garbage and physical hazards. The Lessee shall perform routine cleaning throughout the Premises, on a regular basis.

- 2.7 The drinking of alcoholic beverages or substance abuse of any kind is strictly prohibited everywhere in the Lindø Area. However, it is allowed to drink of alcoholic beverages in connection with official celebrations e.g. company anniversaries, employee jubilees, namegiving ceremonies etc.
- 2.8 The Lessee shall be responsible for the proper and safe disposal of the matches and cigarette butts of its employees, consultants, guests etc., so as not to pose a fire hazard or to litter the grounds of the Lindø Area. No smoking is allowed in the inside common areas of the Lindø Area, which includes entry walkways and patio areas, unless such area is a designated smoking area.
- 2.9 Wires, antennas or satellite dishes for Lessee' communication, radio or television, may be installed on roofs, decks, patios or other parts of the Premises. However Lessee shall not be entitled to rent out such space to any 3rd person. Lessor reserves the right to install antennas etc on leased buildings whether for his own purpose or for renting out to a 3rd party.
- 2.10 The Lessee may only use the assigned number of parking spaces on the Lindø Industrial Park's Parking places, in accordance with the provisions of the business lease agreement. The Lessee shall refrain from parking in unauthorized areas or in another lessee's designated parking space. The Lessor reserves the right to introduce other restrictions on the use of the parking spaces, if the parking space is fully occupied. Vehicles and bicycles are not to be placed where they can be any inconvenience for others. Lessor can demand that Lessee puts up bicycle racks if deemed necessary.
- 2.11 Lessee may use trucks, tractors, forklifts, vans and other vehicles on the common areas and roads provided they are marked with identification signs according to Lessors rules, and that they are properly insured
- 2.12 No inoperative vehicles (including vehicles with flat tyres, non-current license plates, or abandoned), recreational vehicles, boats, or trailers are permitted in the Lindø Area, at any time.
- 2.13 The tapping of electricity and water supply from common areas in the Lindø Area is not permitted, unless prior written approval is obtained from the Lessor.
- 2.14 Livestock (dogs, cats, birds, etc) shall not be permitted on the premises.
- 2.15 The Lindø Area is subject to the Traffic Act (In Danish: Færdselsloven).
- 2.16 It is prohibited for motor vehicles to be parked with the engine running with the exception of very brief stops.
- 2.17 The speed limit throughout the Lindø Area is 30 kilometres per hour, and in working areas 15 km/h. Fencing of the Premises in any form requires

prior written approval by the Lessor. Fencing of smaller areas is accepted, provided Lessor's access to common supply lines or installations are not blocked.

- 2.18 Insofar a lessee does not comply with the regulations above and provided a prior written notice of 3 working days has been given by Lessor to said lessee, the Lessor shall be entitled to rectify the non-compliant condition by Lessor's initiative and at the expense of said lessee. Such notice period shall not apply in circumstances of urgent nature e.g. where a transport or crane is obstructed on the common areas by property placed by a lessee without prior written agreement.

3. Access to the Lindø area

- 3.1 At the expense of the Lessor an overview map of the Lindø Area depicting locations of the lessees will be placed at the entrance to the Lindø Area.
- 3.2 Admittance to the Lindø Area shall be limited to persons possessing a personal identity card, or a guest card, issued by the Lessor's gate staff. The Lessors gate staff shall be entitled to prevent access for persons without identity or guests' card. The Lessee shall ensure that all personal identity cards are returned to the Lessor, as soon as an employee ceases to work in the Lindø Area.
- 3.3 The gate staff shall at any time and at its sole discretion be entitled to inspect all incoming and outgoing cars, trucks, vans as well as peoples bags of all types.