ONE PENN CENTER

OPC Fitness Center

Rules and Regulations

The following Rules and Regulations are intended to make the OPC Fitness Center ("Fitness Center") at One Penn Center, 1617 John F. Kennedy Boulevard, Suite 1655, Philadelphia PA 19103 (the “Building”) as safe, and enjoyable place for all users. These Rules and Regulations are applicable to all tenants of the Building, their partners, managers, directors, and employees; which may be changed from time to time by the OPC Fitness Center, in order to provide for the safe, orderly and enjoyable use of the Fitness Center's facilities and equipment.

1.**Use**: Tenants of the Building shall use the facilities and related equipment solely for fitness and wellness services, including but not limited to: use of gym equipment (cardio and strength training), personal training sessions, group fitness classes (e.g., yoga, HIIT, strength training), wellness workshops, nutrition counseling, massages and spa-like services and any other physical activities conducted on-site or virtually. No person may use the Fitness Center unless they have signed a Waiver of Liability form via Cohesion, the Building’s Tenant Experience app. This Fitness Center is open to Tenants only and its pre-approved instructors. Guests of Tenants are not authorized to use the Fitness Center. No Pets or persons under the age of eighteen (18) are allowed in the Fitness Center.

2. **Hours of Operation**: The Fitness Center may only be used on Monday through Friday, from 6:00am – 8:00pm unless otherwise noted. The Fitness Center may be closed at the Landlord's sole discretion. Tenants will be notified at least 24 hours in advance of any closing, unless such closing is due to emergency repairs and maintenance. The Landlord reserves the right to adjust hours of operation, including but not limited to complying with local authorities governing the operations of fitness facilities.

3. Access: Access is by magnetic key through use of the Building’s Tenant Experience App (Cohesion), which will be coded for entry upon signing of Waiver of Liability form. Anyone using the Fitness Center must have their virtual (or physical) building access card to enter the Fitness Center and should never provide access to another person. Failure to comply will result in a User losing access privileges to the Fitness Center. **Please pay close attention when you enter the Fitness Center. Do not allow anyone to enter with you, as they may not have signed the Waiver. The Entry Door is monitored by camera at all times.**

4. Clothing: The minimum attire at the facility shall be gym shorts, tee shirts, socks and tennis shoes. Any conventional exercising attire is permissible, including leotards and tights, warm-up suits, etc. Sneakers, tennis shoes, or similar footwear must always be worn. No jeans or work boots are to be worn while using the Fitness Center.

5. Conduct: Any conduct which unreasonably interferes with the use or enjoyment of the Fitness Facility or the equipment by other tenants, or disrupts or interferes with the normal, safe, orderly and efficient operation of the Fitness Center or the equipment is strictly prohibited. User acknowledges and agrees that the Fitness Center may be subject to electronic audio and video monitoring. All Users are required to use headphones when using the equipment monitors or

listening to music on their personal device (e.g. phone), during their workout. Users in violation of this rule will be subject to immediate expulsion.

NO EXCESSIVE NOISE OR CLANGING OF WEIGHT MACHINES. PLEASE REMAIN COGNIZANT THAT WE ARE IN THE MIDDLE OF A BUSY OFFICE BUILDING. EXCESSIVE NOISE FROM WORKOUTS IS STRICTLY PROHIBITED - THERE SHOULD BE NO CLANGING OF WEIGHT MACHINES OR POUNDING ON TREADMILLS (BY WAY OF EXAMPLE). FAILURE TO ABIDE BY THIS REGULATION WILL RESULT IN FORFEITURE OF FITNESS CENTER PRIVILEGES

6. Health and Cleanliness of User: Users shall not enter the Fitness Center with any medical condition, including, but not limited to, cold or fever, infections, maladies or inability to maintain personal hygiene, if such condition poses a threat to the health or safety of others. Users shall use the facilities solely in accordance with all applicable public health requirements. It is each individual user's responsibility to consult with his or her physician to determine if medical conditions exists, and, if so, whether such condition poses a threat to the health or safety of users or others. The Fitness Center reserves the right, however, to make the final determination in this regard.

7. Equipment Use and Courtesy: During busy times, cardio equipment use is limited to 30 minutes. Please allow other users to "work in" on equipment in during rest periods while interval training. As a courtesy to others, please wipe down gym equipment after use.

8. Solicitations and Petitions: Solicitation for the sale of any product or service, or for charitable contributions, and petitions of any kind, are strictly prohibited.

9. Food and Alcoholic Beverages Prohibited: Food and alcohol beverages shall not be brought to the Fitness Center for consumption within the Fitness Center. No food or drink, except water and sport drinks, are allowed in the workout rooms or the locker rooms.

10. Lockers and General Storage: Separate Men and Woman locker rooms with showers and restrooms are provided. The Fitness Center may prohibit use or close this Fitness Center if misused in any way. The Fitness Center takes no responsibility of personal possessions left in this facility. Lockers are to be used only when using the Fitness Center and items cannot be kept overnight. The lockers are equipped with digital locks. No personal key or combination locks are to be used in the Fitness Center. The Fitness Center shall not be responsible for lost or stolen property of users. All property in lockers at the end of each business day will be deemed abandoned and may be discarded by the Fitness Center.

11. Shower Etiquette: The gym shower is a communal space where cleanliness and respect are paramount. Proper etiquette ensures everyone has a pleasant experience, free from awkward encounters or unhygienic practices. Avoid lingering or engaging in personal grooming tasks that could delay others waiting to use the facilities. No towels are being supplied by Management. Please bring your own towels for use and take them with you after your workout is complete. Keep your shower time between 5–10 minutes to accommodate others. Dry off before leaving the stall to avoid dripping water across the locker room. Leave the space as you found it. This includes rinsing off any soap or hair and disposing of trash such as empty toiletry bottles or wrappers. Keeping the area clean ensures a pleasant experience for everyone. You should always wear flip-flops in the shower. This simple precaution is one of the most effective ways to maintain personal hygiene.

12. Notices, Complaints, or Suggestions: Users must immediately notify the Property Management Office (Suite 1190) in the event they noticed any unsafe hazardous defect or

condition relating the the equipment, or any serious breakage, fire, or disorder at the Fitness Center. Complaints are welcome. Such notices, complaints or suggestions should be sent to the Property Management Office. All users are required to use headphones when using the equipment monitors during their session.

13. **Maintenance:** No user shall leave any litter, trash, debris, or article of clothing at the Fitness Center. All loose soap, shampoo, combs, makeup, etc. will be disposed of daily for health reasons. Any damage to the Fitness Center's or another person's property or to any person on the Fitness Center's premises by user shall be paid for by the applicable user.

14. Personal Business: Users may not use the Fitness Center for personal business, including the sale of personal trainer and other similar services to other Users, without prior written approval by an authorized representative of the Fitness Center, which approval may be withheld in the Fitness Center's sole and absolute discretion.

15. **Violation or Rules**: Repeated failure or refusal to comply with these Rules and Regulations may result in the loss of access privileges.

16. **Safety Equipment:** In accordance with applicable state and local requirements, the Fitness Center is equipped with specific safety devices intended to support emergency response efforts and enhance overall member safety. These include: (A) at least one automated external defibrillator (AED), located next to the water cooler which may be used in the event of cardiac emergencies; (B) appropriate emergency signage clearly marking exits, AEDs, and emergency equipment locations; and (C) a designated 911 emergency telephone, located in hallway outside exercise studio for immediate contact with emergency services. It is recommended that Users keep their cell phone handy for use as a personal safety device at all times while using the Fitness Center.

17. **Wi-Fi Acceptance Policy:** The Wi-Fi is provided by One Penn Center Management. By using this Wi-Fi, you agree to be bound by these terms. If you do not agree, please do not use the Wi-Fi. If you have any questions or experience any service difficulties, please report it to the Building Management Office at Suite 1190. The use of this Wi-Fi is subject to the acceptable use policy. Please be aware, we use a variety of technical means to enable user authentication which may include cookies. We will also use information from your usage of the Wi-Fi for service monitoring and improvement purposes.

We don't charge you for using the Wi-Fi. So you accept that sometimes, for technical, legal or operational reasons, it may not be available. We may also control the types of material that can be sent or received over the Wi-Fi. If we want to we can also suspend your access at any time in our sole discretion without responsibility to you. Your use of the Wi-Fi is at your own risk and we are not responsible to you for any damages, losses, costs or expenses you suffer because the Wi-Fi is unavailable, does not operate as expected or causes loss or damage to any data.

You are responsible to us for all damage, losses, costs or expenses suffered by the Management of One Penn Center arising out of any breach by you of these rules (for example, if you use the Wi-Fi for copyright infringement or to commit a criminal offence).

If we or any member or manager of One Penn Center are subject to any claim or request for information about your use of the Wi-Fi, we may disclose information about you (for example, your IP address or the email address you provided when accessing the Wi-Fi).

18. Amendment of Rules, Regulations or Policies: The Fitness Center may from time to time adopt rules, regulations or policies amending or supplementing those contained in this agreement, and all users will be obligated to comply with such rules, regulations or policies. If new or amended

rules or regulations are adopted, they will be published as "Additional or Substitute Rules and Regulations" unless they are of such a nature that publication would be inefficient or inappropriate. In these cases notice shall be posted or users shall otherwise be advised of the amendment or supplement to the rules and regulations as necessary.

I confirm that I have carefully read the Rules and Regulations above and agree that I will be subject to all policies and rules and regulations of the Fitness Center now in force or adopted in the future. I agree not to create any nuisance or disturbance or harass or threaten other users, guests or Fitness Center personnel or commit acts of moral turpitude or fraud while using the Fitness Center facilities. I understand that breach of any policy or rule or regulation may result in the revocation of my rights to use the Fitness Center. I acknowledge that the Fitness Center, in its sole discretion, reserves the right at any time to alter the hours of operation, and the right to amend the cost of, add, modify and /or eliminate any program, facility, equipment, activity, class or service of the Fitness Center.

The Fitness Center at One Penn Center is an amenity for all, and your assistance in maintaining it as such is appreciated. Please report any issues or concerns to the Management Office. Thank you, and enjoy!