

100 East Pratt

Bicycle Storage Room Rules and Regulations

100 East Pratt contains an enclosed Bicycle Storage Room available for Tenants' use. The Bicycle Storage Room is located on Level 1 of the Parking Garage near the Light St. entrance.

1. The Bicycle Storage Room will be open 24 hours a day 7 days a week and is video monitored and recorded.
2. The Bicycle Storage Room is for the use of building employees only. Access control will be enabled by the employee's building access card. Friends, relatives and visitors are not permitted to use this amenity.
3. All persons using Bicycle Storage Room must complete a Waiver and sign the Rules & Regulations form. Their building access card will then be activated.
4. All persons using Bicycle Storage Room agree to do so at their own risk. Bicycle locks should be used to secure bikes stored in the room at all times. Personal locks must be used on lockers. Locks will not be provided.
5. Only store bicycles on the rack. Do not block the entrance to the Bicycle Storage Room or position bikes in a manner that will impede others from entering or exiting the area or use of adjacent racks.
6. Smoking is not permitted in the Bicycle Storage Room.
7. The Bicycle Storage Room is intended to be used by tenants of the building while they are present at the building. Security is instructed to take inventory of all bikes left in the Bicycle Storage Room overnight. Bicycles left in the Bicycle Storage Room for more than three consecutive nights without prior permission from the Management Office and/or those left overnight on Friday evenings may be subject to removal by building authorized personnel.
8. Report any suspicious activity, vandalism or damage to building security immediately.
9. Bicycle shoes should not be worn in the lobby or elevators as they may damage flooring. They also do not offer the wearer proper traction and can lead to a slip and fall.

The Bicycle Storage Room is for the enjoyment of all 100 East Pratt tenants and their employees. Please assist us in maintaining this facility's cleanliness, usefulness and security. Please report any problems to the Property Management Office at 410-539-5526.

Agreed: _____

Print Name: _____

Telephone: _____

Company: _____

Access Card #: _____

Date: _____

Bicycle Make/Model: _____

Bicycle Storage Room Waiver and Release of Claims

I, _____ hereby request permission to use the Bicycle Storage Room located on Level 1 Parking Garage of 100 East Pratt in Baltimore, Maryland, together with any and all equipment and other facilities located therein (the "Bike Storage Room"). I understand and acknowledge that the Bike Storage Room is not a public facility, but rather is for the exclusive use of those individuals, such as myself, as are specifically authorized in writing by ("Landlord") or its authorized representative to use the facility, and who read and sign this **WAIVER AND RELEASE**. I understand and acknowledge that other users of the Bike Storage Room may inadvertently or purposefully damage or remove any and all contents of the Bike Storage Room. I ACKNOWLEDGE AND AGREE THAT THE USE OF THE BIKE STORAGE ROOM WILL BE ENTIRELY AT MY OWN RISK. I FURTHER ACKNOWLEDGE AND AGREE THAT, IN CONSIDERATION FOR BEING PERMITTED TO USE THE BIKE STORAGE ROOM, I SHALL BE ENTIRELY RESPONSIBLE FOR, AND I HEREBY WAIVE AND RELEASE ANY AND ALL CLAIMS I HAVE OR MAY HAVE IN THE FUTURE against Landlord, and their successors, assigns, affiliates, directors, officers, employees and partners or any of them (collectively, "Landlord Parties") for any and all losses, costs, expenses, including reasonable attorney's fees damages or liabilities whatsoever of any nature, including bodily injury or death, arising out of my use of the Bike Storage Room, provided, however, that the foregoing waiver and indemnification shall not apply to any injuries or damages caused by the gross negligence or willful misconduct of Landlord or its agents or employees. I also agree that my use of the Bike Storage Room shall be in accordance with the rules and regulations attached hereto, as the same may be amended, modified or replaced from time to time by Landlord or its authorized representative.

By: _____

Print Name: _____

Company: _____

Date: _____

Access Card: _____