

3777 INDEPENDENCE CORP.
GARAGE PARKING RULES AND REGULATIONS
Effective October, 2010

These Rules and Regulations relate to the use by a "Lessee" of a parking space in the indoor garage (the "Garage") located at 3777 Independence Avenue, Riverdale, New York.

1. Any unauthorized automobile or other vehicle parked in the Garage will be towed without notice and the cost billed to the Lessee as additional maintenance.
2. All automobiles must display current and valid registration certificates and license plate(s). All automobiles must be covered by current insurance, with minimum statutory amounts and requirements, and Lessee shall file evidence of such insurance with the Managing Agent. Automobiles without license plates or current registration will be towed at Lessee's expense.
3. Parking is for private, non-commercial passenger cars only. No trucks, motorcycles or other vehicles, are allowed in the Garage. Parked automobiles must fit reasonably in their assigned spaces without interfering with the normal use of nearby spaces and aisles.
4. Lessor assumes no liability or responsibility whatsoever, for damage to or loss of any automobile, its contents or accessories from any cause whatsoever. Automobile owner assumes all risk of damages while parked in the Garage.

5. All monthly maintenance charges for the Space and Residential Unit to which the Shares for the Space are appurtenant must be kept current.
6. In the event of the replacement of an automobile, written notice must be given to the Managing Agent by Lessee within thirty (30) days from the date of replacement, providing identifying information on the new automobile as well as evidence of insurance. Parking in each Space is restricted to an automobile owned or leased by the Lessee.
7. No washing or waxing of any automobile, use of any fluids, changing or adding oil or the performance of any maintenance or repairs whatsoever is permitted in the Space or in the Garage. No automobile or unauthorized vehicle may be towed from the garage without prior notice to the Managing Agent.
8. Lessee shall not request any employee or agent of Lessor or other shareholder or lessee thereof to assist the Lessee in handling, moving, parking or driving the Lessee's automobile or any other automobile in the Garage. In the event of any violation of the foregoing, such person shall be deemed Lessee's agent and Lessee shall be liable for any loss, damage, injury or expense suffered or sustained in connection therewith or arising from the acts of Lessee and/or Lessee's agents.
9. Lessee's failure to comply with any covenant or obligation of Lessee stated in these Rules and Regulations shall constitute a default under the

Lessee's Proprietary Lease permitting Lessor to exercise all rights and remedies in case of a default as stated in the Proprietary Lease, solely as to Lessee's Space and the shares appurtenant thereto, including termination of Lessee's Rider to Proprietary Lease and surrender of the Space to Lessor.