

SCHEDULE 4

Regulations

1. **Not to hang or expose in or upon any part of the Demised Premises so as to be visible from the outside any clothes or washing of any description or any other articles nor to place outside the Demised Premises or any part thereof any flower box pot or any other articles nor to shake any mats brooms or other articles out of the windows or on the balconies of the Demised Premises**
2. Not to keep any bird reptile dog or other animal in the Demised Premises without the previous consent in writing of the Landlord such consent not to be unreasonably withheld which may be given by the Landlord such consent to be revocable by notice in writing at any time on complaint of any nuisance or annoyance being caused to any owner tenant or occupier of the Building or any part thereof and not to permit any dog or animal to foul any of the roads footpaths or other parts of the Building or the access thereto
3. Not to permit or suffer any invitees friends servants or employees of the Tenant or any under lessee or occupier of the Demised Premises to play upon any staircases landings or passageways or paths in or about the Building
4. To keep all floor surfaces within the Demised Premises suitably soundproofed
5. Not at any time to interfere with the internal or external decorations or painting of any part of the Demised Premises (save for the internal decoration or painting of the Demised Premises) and not to erect or install any aerials satellite dishes or other apparatus on the Demised Premises or any other part of the Building
6. Not to alter in any way or erect any structure upon any balcony
7. To pay the cost of making good any damage at any time done by the Tenant or any person claiming through the Tenant or his or their servants agents licensees or visitors to any part of the Building or to the passages landings stairs or entrance halls thereof or to the person or property of the Tenant or occupier of any other Part of the Building by the carrying in or removal of furniture or other goods to and from the Demised Premises or otherwise howsoever
8. To observe and perform all regulations made from time to time relating to the Common Parts
9. The Landlord reserves the right to release or vary at any time any of the aforesaid restrictions and stipulations and conditions
10. At all times to observe and perform all such variations or modifications of the foregoing regulations and all such further or other regulations as the Landlord may from time to time in their reasonable discretion think fit to make for the management care and cleanliness of the Building and the Common Parts and the comfort safety and convenience of all the occupiers thereof

11. In the event of the Demised Premises or part thereof being or it being intended that the Demised Premises or any part thereof be vacant for a period in excess of 21 days then to turn all water stop-cocks off
12. At all times when not in use to keep shut the entrance doors to the Demised Premises and the Common Parts (if any)
13. Not to use on the Demised Premises or any part thereof any electrical device without an effective suppresser fitted thereto
14. To keep the interior and exterior of the windows of the Demised Premises clean and tidy no less than once every four months
15. Not to affix anything to any floor or wall of any balcony to which rights thereof have been granted under this Lease
16. Not to plant any flower tree or shrub in any planter or elsewhere other than such that shall not grow to a height in excess of 2 metres or which shall protrude over any wall or tenure surrounding any such balcony and in the event that any such shall exceed or shall protrude forthwith to cut back the same to the Landlord's reasonable satisfaction
17. Not to pierce the damp proof membrane laid beneath any balcony nor (so far as within the Tenant's control) to allow the said balcony to become or remain flooded
18. **No wireless, television, loudspeaker or mechanical or other musical instrument or means of reproduction of sound of any kind shall be played or used nor shall any singing be practised in the Demised Premises so as to be audible outside the Demised Premises between the hours of 11.00 pm and 9.00 am.**
19. Not to use any car parking spaces for anything other than the parking of a private motor vehicle and further not to use or permit the car parking spaces other than for the parking of vehicles in accordance with the terms of the Planning Permission.
20. Not to carry out nor allow to be carried out any vehicle maintenance in the Car Park.
21. Not to allow or cause to be allowed the car parking spaces to be used for the parking of derelict or untaxed vehicles or to abandon any vehicle whatsoever on any part of the Development and in the event of any breach of this covenant it shall be lawful for the Landlord without prejudice to its rights hereunder to arrange for the removal of such neglected or abandoned vehicle and to recover from the Tenant or owner of the vehicle any reasonable and proper costs incurred by them in such removal.
22. Not to obstruct or permit to be obstructed at any time any of the Common Parts or access ways.
23. **Not to cook food on a balcony to which user rights have been granted to the tenant under this Lease or within the Common Parts.**