

RULES AND REGULATIONS – ARCHERFIELD AIRPORT

1. The Tenant shall not bring upon the Premises or the Airport any heavy machinery or other plant or equipment not reasonably necessary or proper for the conduct of the Tenant's use of the Premises as herein provided and in no event shall any such machinery, plant or equipment be of such nature or size as to cause or in the opinion of the Corporation be likely to cause any structural or other damage to the floors, walls, surfaces or any other parts of the Premises or the Buildings or parts of the Airport. Before bringing any such equipment upon the Premises or upon any part of the Airport the Tenant shall inform the Corporation of the Tenant's intentions so to do and the Corporation may direct the routing, installation and location of all such machinery plant and equipment and the Tenant shall observe and comply with all such directions.
2. The Tenant shall not use or permit or suffer to be used the lavatories, toilets, sinks and drainage and other plumbing facilities in the Premises or the Airport for any purpose other than those for which they were constructed or provided and no sweeping, rubbish or other matter shall be deposited therein and any damage thereto caused by misuse shall be made good by the Tenant forthwith.
3. The Tenant shall take all proper precautions to keep the Premises free of rodents, vermin, insect, pests, birds and animals and will if so required by the Corporation, but at the cost of the Tenant, employ for the purpose from time to time or periodically, pest exterminators approved by the Corporation.
4. The Tenant will not by himself, his employees, consultants, agents, contractors or invitees obstruct any portion of the Common Areas and will use and enjoy the same in such manner as not unreasonably to interfere with the use and enjoyment thereof by others and will comply with the instructions of the Corporation relating to the loading and unloading of merchandise.
5. The tenant shall not nor shall he permit his employees, consultants, agents, contractors or invitees to park any vehicle (except for the purpose of loading or unloading merchandise and then only subject as herein contained), plant, equipment, or other item upon any part of the Airport (other than, in respect to any vehicle, upon the parking spaces designated by the Corporation and in which case for no longer than 12 hours landside or 30 minutes airside). Any vehicle (not parked as aforesaid) plant, equipment, or other item may be removed by the Corporation who shall not be liable for any damage to the vehicle, plant, equipment, or other item howsoever occurring. The Tenant hereby indemnifies and holds harmless the Corporation in respect of all or any claims against the Corporation arising from the exercise by the Corporation of its rights hereunder and for the cost of such removal. If the Corporation chooses to store any item removed by it, the Tenant shall be liable for the cost of such storage at the rate of \$250.00 per week or part thereof per item removed which sum shall be recoverable by the Corporation from the Tenant as a liquidated debt.

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6. If any infectious or notifiable illness or disease occurs upon the Premises the Tenant shall forthwith give to the Corporation both oral notice thereof and written confirmation thereof and also give notice thereof to the Department of Public Health and Brisbane City Council together with all such other information as may be reasonably required by such Department and Council.
7. The Tenant shall upon the expiration or sooner determination of this lease deliver up to the Corporation all keys properly identified of the Premises and toilets, whether the same shall have been supplied by the Corporation or otherwise acquired by the Tenant.
8. The Tenant will not overload any electrical, mechanical or drainage service provided by the Corporation within the Premises.
9. The Tenant will forthwith report orally to the Corporation any defect in any water pipes, gas pipes, electrical fittings or wiring or any other service provided by or plant or equipment belonging to the Corporation and will as soon as is reasonably practicable confirm in writing to the Corporation such notification.
10. The Tenant shall not nor shall any clerk, employee or servant of the Tenant or any person with the authority or permission of the Tenant use the Premises as a dwelling or sleeping place without the permission in writing of the Corporation first obtained.
11. The Tenant shall take all reasonable precautions against the outbreak of fire upon the Premises and observe and comply with all directions of the General Manager for the time being in force relating to the prevention, outbreak, spread and control of fire on the Premises and the Airport and the installation of a fire alarm system on the Premises and to regularly maintain any fire extinguishers installed on the Premises.
12. At the Tenant's own cost to comply with all directions given from time to time by the General manager in relation to:
 - (a) the storage of petrol, oil or other material of an explosive, flammable or dangerous nature on the Premises; and
 - (b) the provision, installation and maintenance of obstruction lights upon the Premises; and
 - (c) the provision, installation and maintenance of suppressors on the Tenant's electrical equipment to prevent interference with radio radar or television transmission and reception.
13. All motor vehicles entering Airside must abide by all conditions within the Airside Vehicle Control Handbook that is current at the time.