

Access to CoreSpace facilities may be used only for the purpose intended and in accordance with specific instructions. CoreSpace's Colocation Customer ("Customer") and its representatives agree to observe and follow all of the current Building Rules and Regulations or other rules, policies and procedures for each CoreSpace facility where Customer obtains services. Customer will comply with the security access procedures for the specific CoreSpace facility.

CoreSpace has in effect the following Data Center Policies and Procedures for when accessing the CoreSpace Dallas Headquarters facility. These Policies and Procedures are subject to change as determined necessary by CoreSpace.

- 1. Authorized Persons:** Only authorized Customer employees, agents, and subcontractors who have approved access and are wearing identification badges, may be on CoreSpace property. Anyone wishing to enter the data center must be on the access list. If the primary contact visits the data center and brings a guest, the guest must be added to the Authorized Contacts at the time of entry. A member of the CoreSpace staff can add the visitor or the primary contact can add the visitor. It is the responsibility of the primary contact to manage the Authorized Contacts list and remove the newly added person if the primary contact sees fit. If a contact that is NOT the primary contact brings a guest, the guest will not be allowed access to the data center. The guest can be added to the Authorized Contacts list only by the primary contact to allow entry. If a 3rd party tech is being given access to the data center, there MUST be written authorization for the tech to enter the data center by the primary contact.
- 2. Customer Access:** Customer will have access 24 hours per day, 7 days per week for routine maintenance, installation, and de-installation of Customer's equipment, (provided Customer's account is in good standing). Anyone entering the Data Center is required to provide current, Government issued photo identification. Customer's employees, agents, or subcontractors on the allowable access list will be allowed to access only the customer's equipment area. At no time is any person under the age of 18 allowed in any CoreSpace facility. Any person found to be under the age of 18 will be excused from the property immediately. Customer will not harm, damage or otherwise interfere with CoreSpace's or other customers' equipment at any time. Shoes must be worn at all times while in the Data Center.
- 3. Contractors and Visitors:** For Customer contractors and visitors not listed on the account, access requires a minimum of 24 hours prior written notice authorizing the visitor(s) access. The Customer must call in a request to the CoreSpace Service Center at (800) 976-CORE (2673) and have a service ticket confirming the appointment. If escorted service is required, Customer will be charged the normal technician service fee at the current CoreSpace rate.
- 4. Unauthorized Access:** Only in an emergency will CoreSpace allow verbal authorization for access, which must be received from the primary contact on the Customer's account. The authorized person will only be granted access with approved government issued photo identification. Customer will be charged the current technician service fee for escorting the Customer and/or their representatives.
- 5. Use of Colocation Facilities and Acceptable Conduct:** Customer and its representatives agree to adhere to and abide by all security and safety measures in all CoreSpace facilities. Customer agrees to adhere to all federal, state and municipal laws, orders, rules and regulations. Customer agrees to follow all applicable standards; including electrical, mechanical, and safety guidelines. Equipment must be operated within the National Electrical Code (NEC) rules, and local codes as they apply.

Customer agrees to keep all equipment at the colocation space in good order, repair and condition; and to promptly and completely repair all damage to the colocation facilities caused by Customer at Customer's expense.

Customer acknowledges that CoreSpace exercises no control whatsoever over the content of the information passing through the customers' equipment. For Internet access, Customer and its end-users are subject to the CoreSpace Acceptable Use Policy located at CoreSpace.com/Legal

- 6. Customer and its authorized representatives will NOT:**
 - a. Breach or attempt to breach, the security at any CoreSpace facility.
 - b. Misuse, abuse or otherwise interfere with any property or equipment belonging to CoreSpace, their customers, or any other third party.
 - c. Disrupt, adversely affect or interfere with other providers of services in the Building or with any occupants' use and enjoyment of the colocation space or the common areas of the Building.
 - d. Harass any individual, including CoreSpace representatives and other CoreSpace customers.
 - e. Engage in any activity that is in violation of the laws or aids or assists any criminal activity while on CoreSpace property or in connection with Services.
 - f. Take photographs or create videos of any part of the interior or exterior of the CoreSpace facility.
 - g. Bring in food or beverages, tobacco products, alcohol, illegal drugs or intoxicants of any kind or be under the influence of alcohol, illegal drugs or intoxicants of any kind at any time.

- h. Smoke and/or vape inside the CoreSpace Data Center, nor within 100 feet of all entrances, and will dispose of waste properly.
- i. Leave any debris and refuse in or about any CoreSpace facility.
- j. Leave packing and installation material in or about any CoreSpace facility. Labor charges may be applied in the event CoreSpace has to remove Customer materials and/or debris.
- k. Leave any flammable materials in cages and cabinets, including cardboard boxes.
- l. Permit any explosive, flammable or combustible material or any hazardous or toxic materials to be located in or about any CoreSpace facility.
- m. Bring firearms and other weapons into any CoreSpace facility.
- n. Permit any electro-magnetic devices which could reasonably interfere with computer and telecommunications equipment.
- o. Have audible alarms generated by equipment in Customer space. Labor time spent by CoreSpace to resolve audible alarms will be charged to customer.
- p. Remove or leave open cabinet doors for ventilation or any other purpose. If additional ventilation is required, customer must contact the local CoreSpace site manager and obtain approval in writing before any changes are made.
- q. Prop open exterior and interior doors at any time. The temperature in CoreSpace Colocation Center is automatically set and controlled.
- r. For customers with multiple spaces, Customer will not perform any inter-space wiring/cabling without CoreSpace written permission.
- s. Make modifications to the colocation space, unless expressly authorized by CoreSpace in writing.
- t. Store Customer equipment, materials, or tools at CoreSpace facilities outside of the Customer space, unless the customer has a pre-arranged written storage agreement with CoreSpace.

CoreSpace, at its sole discretion, is authorized to remove and/or bar re-entry from the colocation space, facility or building, any employee, agent, contractor, licensee or invitee of the Customer which CoreSpace staff deems to present a threat of injury, harm or disruption to persons, equipment or property at the data center.

- 7. Equipment Policies:** All equipment will be owned to or be leased by Customer, and will be located in the Building at the sole risk of Customer. CoreSpace will not be liable for damage, theft, misappropriation or loss, except in the event of gross negligence or willful misconduct on the part of CoreSpace.
- a. Each piece of equipment installed in any CoreSpace facility must be clearly labeled with Customer's name (or an identifying code provided in writing to CoreSpace) and phone number for the emergency contact person. Each connection to and from Customer equipment must be labeled with Customer's name (or the Customer's identifying code) and the starting and end point of the connection.
 - b. Customer is responsible for all Customer equipment. Customer equipment must be configured and run at all times in compliance with the manufacturer's specifications, including power outlet, power consumption and clearance requirements. Customer may not place any hardware or other equipment in the CoreSpace facility that has not been identified in writing to CoreSpace.
 - c. The equipment will be designed and constructed so as to prevent electromagnetic and radio frequency signal leakage. If the equipment fails to prevent such leakage, CoreSpace may terminate the colocation services agreement, subject to the conditions herein.
 - d. CoreSpace approved power and grounding procedures must be followed. CoreSpace will inspect and approve power and grounding before power is provided to the equipment.
 - Customer equipment must be UL-certified.
 - e. Customer will, at its sole expense, maintain and repair Customer equipment to avoid hazard or damage to the CoreSpace facilities or injury to CoreSpace employees, agents, suppliers or the public. Any necessary additional protective devices will be provided by Customer, at Customer's sole expense. CoreSpace will have no responsibility for maintenance or repair of the Customer equipment.
 - f. In an emergency or other situation threatening harm to CoreSpace employees, agents, subcontractors, or property, CoreSpace reserves the right to open, inspect, disconnect, and recover Customer equipment that is overheating, smoking, etc.
 - g. **IN NO EVENT WILL CORESPACE BE LIABLE TO CUSTOMER FOR ANY DAMAGES, DIRECT OR INDIRECT, TO CUSTOMER EQUIPMENT ARISING OUT OF CUSTOMER'S USE OF THE BUILDING OR THE SERVICES PROVIDED HEREUNDER.**
 - h. At the expiration or earlier termination of the colocation services agreement, Customer will remove Customer equipment and personal property from the Building in a neat and orderly manner, and repair all damage caused by such removal, excluding normal wear and tear, at Customer's sole expense. Any property not removed within thirty (30) days after the expiration or termination of the colocation services agreement will be deemed abandoned and become the property of CoreSpace. Customer will be liable for all costs incurred by CoreSpace as a direct result of removing the equipment and repairing the Building to its original state prior to Customer's tenancy.

- i. Protection of CoreSpace's investment in equipment, tools, supplies, materials, and vehicles against loss, theft, damage, vandalism, or unauthorized disposal is vitally important. Tools, supplies, materials, telephones and other equipment and facilities are purchased with CoreSpace funds for CoreSpace use. They belong to CoreSpace, and are not to be used or be removed by Customer without express written permission by the local CoreSpace site manager.

8. Installation Procedures and Policies:

- a. Customer is to provide notice to CoreSpace regarding the installation of Customer equipment. Customer will coordinate with CoreSpace regarding delivery, timing, and location of said equipment. Customer is responsible for installation and removal of its own equipment in the space Customer has leased. Customer acknowledges and agrees that CoreSpace is not responsible for any damage of any kind to the Customer equipment and hereby releases and indemnifies CoreSpace, their respective representatives, successors, permitted assigns, heirs and estates, for any and all such claims, damages and liabilities.
- b. Prior to the commencement of any custom installation work within the Customer colocation space, Customer will, at its cost and expense,
 - prepare and deliver to CoreSpace working drawings, plans and specifications (the "Plans") detailing the technical characteristics, location, and size of the equipment
 - specifically describe the proposed installation and related work
 - detail the schedule for all installation activities
 - No work will commence until CoreSpace, at its sole discretion, has approved the Plans in writing

Customer will:

- perform installation and related work in a professional and safe manner consistent with the equipment manufacturer's specifications and other reasonable requirements established by CoreSpace; and
- perform construction and work so as to minimize interference with the operation of the Building and the occupants' activities and businesses; and
- perform heavy construction or installation activities which would reasonably be considered as disruptive or noisy before 8:00 a.m. and/or after 5:00 p.m.; and
- obtain necessary federal, state and municipal permits, licenses and approvals, prior to the commencement of any installation and related work; and
- conduct its installation activities using trained technicians; and
- be responsible for safety conditions in the areas of work performance at all times; and
- keep the installation areas safe and orderly at all times; and
- upon completion of installation, leave the Building clean and free from all materials, tools, and equipment not required after installation and from all refuse and debris which results from installation.

CoreSpace reserves the right to order Customer to prevent or stop installation activities, without liability to CoreSpace, if such activities, within the sole judgment of CoreSpace, are deemed to interfere, or are interfering with the operation of the Building or the occupants' activities.

- 9. Facility Modifications:** Customer may not make any construction changes or material alterations to the interior or exterior portions of any CoreSpace facility, including any cabling or power supplies for its equipment. CoreSpace may perform and manage construction or material alterations within any CoreSpace facility upon requests by Customer at rates to be negotiated between CoreSpace and Customer. Customer will pay or cause to be paid, all costs and charges for work done by CoreSpace on or about the CoreSpace facility and for all materials furnished for such work. Customer will indemnify CoreSpace against and hold CoreSpace, their respective representatives, successors, permitted assigns, heirs and estates harmless against all liabilities, liens, claims and demands on account of such work done by or on the behalf of Customer.

- 10. Relocation:** CoreSpace reserves the right to relocate or require the relocation of Customer equipment, if such relocation is necessary based on CoreSpace's reasonable judgment. In such event, CoreSpace will provide Customer with reasonable advance notice of the need to relocate Customer's equipment. Customer will be responsible for all costs of relocating the equipment to the new space.

- 11. TERMINATION OR SUSPENSION OF COLOCATION SERVICES AGREEMENT:** CoreSpace reserves the right, at all times, to suspend the colocation services agreement and suspend access to the CoreSpace facility and any and all CoreSpace services, including electrical power; furthermore, CoreSpace reserves the right, at all times, to remove, change, or otherwise terminate the operation of the Customer equipment installed in Customer's space without notice, if CoreSpace deems, in its sole discretion, that suspension is necessary either (i) to protect the public or CoreSpace's employees, agents, subcontractors, facilities or services from damage or injury of any kind, or (ii) because Customer's use of the colocation space violates any law, rule or regulation, or if account balance is past due in accordance with CoreSpace policies. CoreSpace may also suspend Customer services with the terms of the colocation

services agreement. CoreSpace will use reasonable best efforts to notify Customer promptly of a suspension, and work in cooperation with Customer to remedy the situation and resume Services

12. Maintenance Periods: Scheduled maintenance will mean any maintenance at the CoreSpace facility at which Customer's equipment is located that is performed during the standard maintenance windows.

In the event an emergency situation arises, CoreSpace may be required to perform emergency maintenance, without any liability to CoreSpace, if deemed necessary based on CoreSpace's reasonable judgment. Customer equipment may be unable to transmit and receive data and Customer may be unable to access its equipment. Customer agrees to cooperate with CoreSpace during any scheduled or emergency maintenance period.

13. Support: If Customer requires support from CoreSpace, Customer may call the CoreSpace Service Center at (800) 976-CORE(2673). When Customer calls CoreSpace for support, Customer should be prepared to provide the following:

- Customer name
- Contact name
- Contact telephone number
- Contact email address
- Colocation site name
- Account Number
- Passphrase
- Brief description of problem or issue with relevant supporting information

Upon receiving a request for assistance from Customer, CoreSpace will log Customer's issue in the CoreSpace tracking system. Customer will be provided the trouble ticket number for future reference. Customer will be provided regular status updates as well as closing/resolution information.

14. Remote Hands Support Includes:

- a. Report space and equipment status. CoreSpace will report status of LED lights, LCD readouts, state of toggle switches, status of cable connections, and other visual parameters
- b. Reboot equipment per Customer instruction
- c. Press reset or other button on the front panel or other easily reached location on the equipment per Customer instruction
- d. Reconnect loose cables per Customer instruction
- e. Reset or shut down power to equipment per Customer instruction
- f. Receive shipment and/or store Customer equipment
 1. CoreSpace will receive and store equipment prior to installation up to fourteen (14) days.
 2. Delivery must take place Monday–Friday, 8 a.m.–5 p.m. local time, excluding Holidays.
 3. Customer will supply a complete inventory of items to be shipped to CoreSpace to be included in the Ticket.
 4. Minimum of two (2) hour service fee at the current hourly rate, plus the current per day storage rate.
 5. Customer will make all reasonable efforts to coordinate delivery of equipment to CoreSpace and the installation of equipment to prevent long-term storage. CoreSpace reserves the right to return any equipment that has been stored more than thirty (30) days, at Customer's expense.

15. To order Remote Hands Support: Customer will request a Service Ticket ("Ticket") by submitting a ticket via the client portal at <https://support.corespace.com>. CoreSpace will contact the Customer to discuss the activity requested. CoreSpace will make an effort to accommodate Customer's request and will either accept the request as submitted, discuss an alternative approach with the Customer, or reject the Customer's request. Based on the parties' discussion, CoreSpace will identify the date CoreSpace is available to provide the Service ("Service Date"), and specify a time that the CoreSpace personnel will be at the location identified within the Ticket to perform the requested Service ("Service Time").

- a. In case of changes to the Ticket, CoreSpace will note any modifications on the Ticket, and return the Ticket to the Customer contact via email. Upon receipt, Customer will accept the revised Ticket by replying with an email acknowledgement.
- b. Remote Hands service will be provided on a time and materials basis. The standard rate will apply during normal working hours, defined as Monday through Friday, 8:00 a.m. to 5:00 p.m. local time. Off-hour rate will apply to evenings, weekends, and holidays.
- c. The following days are considered "Holidays": New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. CoreSpace reserves the right to modify this list of Holidays by providing written notice, via email, to Customer. Such a modification will impact charges incurred ten (10) calendar days after receipt of such notice.

- d. A Service may require a minimum charge. If actual performance of the Service exceeds the established minimum time, thereafter Customer will be billed at the appropriate hourly rate in increments of 30 minutes. In order to cancel or reschedule Service, Customer must provide notice to CoreSpace no less than 24 hours prior to the Service Date and Service Time noted in the Ticket. If Customer cancels or reschedules Service with less than 24 hours prior notice, Customer may pay CoreSpace the greater of (a) Four (4) hours of the current hourly rate for the scheduled time, standard or off-hours, or (b) actual time and materials involved with CoreSpace's reasonable attempted performance of the Ticket.
- e. On the Service Date and at the Service Time, a CoreSpace representative will call the Customer contact for instructions. If the Customer contact is not available, the CoreSpace representative will leave a call-back number, and will remain on-call for 60 minutes. If Customer fails to contact CoreSpace within said 60-minute period, Customer will be charged as a cancellation or reschedule event. If Customer contacts CoreSpace within said 60-minute period, Customer will be charged from the Service Time through completion of the Service.
- f. CoreSpace's representative will perform each Service until completed and/or until Customer releases the CoreSpace representative. Notwithstanding, no CoreSpace representative may work more than 14 hours in a 24-hour period, including travel time. If a Service is interrupted by such limitation, CoreSpace and Customer will coordinate a new Service Date and Service Time for completion of the Service.

16. Insurance Required. Customer will maintain the following minimum insurance policies:

- a. Workers' Compensation with statutory limits, and Employer's Liability Insurance with a limit of \$1,000,000.
- b. General Liability Insurance with a combined single limit of \$2,000,000 per location, naming CoreSpace and the Landlord (if necessary) as Additional Insured.
- c. Automobile Liability Insurance with a limit of not less than \$1,000,000 per occurrence covering the ownership, operation and maintenance of all owned, non-owned, or like vehicles, naming CoreSpace and the Landlord (if necessary) as Additional Insured.

All required insurance policies will be maintained by Customer while Customer is in contract for CoreSpace colocation space and any period during which any claims arising from the colocation services agreement are or may be outstanding. Upon Customer's default in obtaining or delivering any such policy or certificate of insurance or Customer's failure to pay the premiums thereof, CoreSpace may (but will not be obligated to) secure or pay the premium for any such policy and charge Customer the cost of such premium, or CoreSpace may immediately terminate the colocation services agreement and all associated term(s) without liability to Customer. Customer will provide CoreSpace Certificates of Insurance indicating the required coverage prior to accessing the colocation space. Customer will notify CoreSpace in writing not less than thirty (30) days prior to any cancellation or material change in coverage or provider.

17. Indemnification: Client agrees to defend, indemnify and hold harmless CoreSpace, its Board of Trustees, officers, agents and employees, their heirs and assigns, individually and collectively, from and against all costs, losses, claims, demands, suits, actions, payments and judgments, including legal and attorney fees, arising from personal or bodily injuries, property damage or otherwise, however caused, brought or recovered against any of the above that may arise for any reason from or during or be alleged to be caused by the client's use/occupancy of CoreSpace facilities, furniture, equipment, or equipment belonging to other clients.

18. General: Parking spaces are not reserved for Customers, contractors, or employees on CoreSpace property. Customer employees must obey parking lot directional signs, speed limits and proper parking. Personal long distance calls are not to be charged to CoreSpace telephones, nor made on an unauthorized basis from switchboards, test-boards, terminals, or other facilities locations.

19. Condition of Space and Building: CORESPACE MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. CUSTOMER HAS INSPECTED THE SPACE, ACCEPTS THE SAME "AS IS" AND AGREES THAT CORESPACE IS UNDER NO OBLIGATION TO PERFORM ANY WORK OR PROVIDE ANY MATERIALS TO PREPARE THE SPACE OR THE BUILDING FOR CUSTOMER.

20. Adherence to Rules and Policies: THE CORESPACE DATA CENTER POLICIES AND PROCEDURES AND OTHER CORESPACE POLICIES AND PROCEDURES MUST BE ADHERED TO AT ALL TIMES. CUSTOMER AGREES TO COMPLY AT ALL TIMES WITH FEDERAL, STATE AND MUNICIPAL LAWS, ORDERS, RULES AND REGULATIONS APPLICABLE TO ITS ACTIVITIES AND ITS EQUIPMENT. VIOLATION OF SUCH POLICIES COULD RESULT IN A REMOVAL OR DENIAL OF ACCESS TO CORESPACE FACILITIES AND/OR TERMINATION OF THE COLOCATION SERVICES AGREEMENT(S).