

Riverfront Office Park Garage
Application and Agreement

This Agreement made as of the ____ day of _____, 2012, by and between RREEF America REIT II Corp. PPP, a Maryland corporation (hereinafter referred to as "Owner") and _____ (hereinafter referred to as "Tenant").

CLIENT INFORMATION

Monthly Category

Tenant Lease

Name

Business Name

Home Address

Business Address

Street Apt./Unit

Street Floor

City State Zip

Home Phone

Business Phone

AUTOMOBILE INFORMATION

Make	Model	Year	Color	License Plate # /State
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Car 1 _____

Car 2 _____

Car 3 _____

Please Update the Management Office as Your Vehicle Information Changes.

Please Return to: Riverfront Office Park, c/o CBRE-NE, One Main Street, Cambridge, MA 02142
(617) 497-7711 Fax (617) 494-1760
michelle.freedman@cbre-ne.com

Parking Information and Policies on Next Page.

EXHIBIT A

PARKING INFORMATION AND POLICIES

General

The Riverfront Office Park Parking garage is operated for tenants with parking privileges and their guests only. Access and egress is monitored by the property's card access system, and there is no transient parking for the public. There is an intercom at both the entrance and exit gates that communicates directly to a security officer located at the 101 Main Street desk for assistance.

Garage Rules and Regulations

1. The parking areas shall be used solely for the parking of vehicles no larger than full-size passenger automobiles. The parking of trucks, trailer buses, recreational vehicles, campers and boats are specifically prohibited. Motorcycles are permitted in designated areas. Please contact the management office.
2. In the event a vehicle is disabled, Tenant shall notify the Management Office and shall remove the vehicle within 24 hours. Landlord reserves the right to remove any vehicle posing a potential risk to the building.
3. All vehicles shall be parked within the designated parking spaces. Any persons parking in two spaces will be ticketed and towed. Any unauthorized persons parking in a reserved or handicap parking space will be ticketed and towed immediately. Please be aware of all parking signage.
4. The maintenance, repairing, washing, waxing or cleaning of vehicles in the parking areas is specifically prohibited.
5. The Landlord shall not be responsible for any damage to vehicles, injury to persons or loss of property. All risks are assumed by the party using the parking area.
6. Vehicles parked in violation of these parking area rules and regulations may be towed at the vehicle owner's sole risk and expense. Tenant shall be responsible for insuring that all of its employees, agents and invitees comply with these parking area rules and regulations.
7. CBRE-NE reserves the right to modify these parking area rules and regulations and/or adopt such other responsible rules and regulations as may deem necessary for the proper operation of the parking areas.
8. Speed limit in the garage is 5 miles per hour.
9. All directional arrows and signs must be observed.

Overnight/Extended Parking Policy

1. Any persons parking in the garage overnight must have a garage access card. An Overnight/Extended Parking Request should be forwarded to the Management Office by 12:00 noon on the day that the vehicle will be left overnight.
2. Extended parking passes are not to exceed three (3) business days.
3. All requests for extended parking passes should contain the following information:

Employee's name, company, and contact number
Color, make, model and year of the vehicle
State and license plate number
Space number or approximate location (if known)
Parking Access Card Number

Please do not telephone with this information.

4. The Riverfront Office Park garage **is not a storage facility**. Any vehicles parked overnight without an Overnight/Extended Parking Request, are subject to being towed without notice. Any and all costs incurred with the towing or storage of these vehicles will be the sole responsibility of the vehicle's owner.

Parking Access Card

1. Each Tenant shall be allocated the number of parking garage privileges, as determined per their specific lease agreement. These privileges will be assigned to employees with Building issued photo ID access cards.
2. Each Tenant must submit to the Management Office a list of all employees (including employees of tenants who are subleasing space from Tenant, if applicable) with parking privileges. The primary Tenant must communicate any change requests, e.g. access privileges, deactivation, reissue a card, or replace a building ID, and/or parking access card directly to the Management Office.
3. Cards must be used when entering and exiting the garage. A card cannot be shared to allow for an additional car to park in the garage. Any person without an access card will be denied entrance to the garage, unless prior arrangement has been made through the Management Office.
4. Tenants are asked to notify the Management Office immediately of all changes in employment status affecting parking privileges of their employees. Former employees' parking access cards should be de-activated, and may be re-activated at no charge upon their return to the Tenant; or they may be replaced at a charge of \$15.00.

Visitor Parking

1. Visitors are defined as anyone entering the garage without an assigned access card who is visiting your company. This includes all vendors, training candidates, interviewees, meeting members, clients, and customers, or those individuals without a parking card.
2. There is no public parking at Riverfront Office Park. Each Tenant has the option to reserve a set number of cards to be left with the Management Office for their visitors' use. There will be **ABSOLUTELY NO EXCEPTIONS TO THIS POLICY**.
3. Visitor Parking access to the Riverfront Office Park Garage is accommodated in one of two ways:

A. Designated Visitor Parking

Tenants may designate a set number of cards to be held in reserve at the Management Office. The number of cards will determine the number of non-card holding visitors allowed to park in the garage at any given time. Visitors will not be given cards, but must identify themselves as a visitor of your company and will be allowed to park in the garage on a first come, first serve basis, or according to any Tenant-provided list. Any visitor parking lists should be provided in writing to the security desk of the Tenant's lobby no later than 6:00A.M. of the day of the visit, or to the Management Office by 3:30 PM of the previous business day. Should the number of visitors exceed the number of cards available, they will not be allowed in the garage, and will be directed to find alternative daily/hourly parking. Reserved Visitor Parking is not accommodated on weekends or holidays, unless arrangements have been made through the Management Office.

B. Tenant-Held Parking Passes

For any parking privileges that are neither assigned to an employee, nor held for designated visitors, Tenants will be issued cards with their provided logo, labeled "PARKING". These cards will be activated with garage access only, and it will be the responsibility of the tenant to maintain the use and distribution of those cards.

I, _____, [print name] understand and agree to adhere to the parking garage rules and regulations.

Signature

Date

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