

Fitness Center **Rules and Regulations**

The following Rules and Regulations are intended to make the Fitness Center (the “Center”) at Courthouse Plaza II (2300 Clarendon Boulevard) as safe, enjoyable and pleasant as possible for all tenants. These Rules and Regulations are applicable to all members, their partners, director, and employees and may be changed from time to time by JBG Smith Properties, LP, JBGS/Courthouse I, L.L.C., JBGS/Courthouse II, L.L.C., or its Managing Agent JBG Smith Commercial Management, L.L.C. to provide for the safe, orderly and enjoyable use of the Center’s facilities and equipment.

Use. Tenants of the Courthouse Plaza complex (2100 | 2200 and 2300 Clarendon Boulevard) shall use the facilities and related equipment solely for weight and aerobics training on the equipment provided. No person may use the Center unless they have signed a waiver of liability form. This Center is open to current Tenants only. Guests and children are not authorized to use the Center.

Hours of Operation. The Center may be used only during the following hours (*except legal holidays*):

Monday through Friday
5:00 a.m. – 11:00 p.m.

Saturday and Sunday
7:00 a.m. – 5:00 p.m.

The Center will not be open for use on New Year’s Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. The Center may be closed at the Landlord’s sole discretion. Tenants will be notified at least 24 hours in advances to any closing, unless such closing is due to emergency repairs and maintenance. The Landlord reserves the right to adjust hours of operation.

Access. The Center and locker rooms will be secured 24/7. A Kastle fob must be programmed for access. Access will be granted upon receipt of an executed Waiver of Liability form.

Clothing. The minimum attire at the Center shall be gym shorts, tee shirts, socks and tennis shoes. Any conventional exercise attire is permissible, including leotards and tights, warm-up suits, etc. sneakers, tennis shoes, or similar footwear must be worn at all times. Users of the Center must wear clean and appropriate attire when in transit to and from the Center, which may include, but not be limited to, warm-up suits and sweat suits.

Conduct. Any conduct which unreasonably interferes with the use or enjoyment of the Center or the equipment by other tenants, or disrupts or interferes with the normal, safe, orderly and efficient operation of the Center equipment is strictly prohibited. Mobile devices (e.g. cell phones, smartphones, smart watches, VR headsets, portable game consoles, tablets, MP3 players, laptops, cameras, camcorders, radios, tape recorders and/or other similar electronic systems) may not be used without headphones. Tenants in violation of this rule will be subject to immediate expulsion.

Smoking. Smoking such as the use of any tobacco-based, smoke-producing, or vapor-producing item, including, but not limited to, cigarettes, e-cigarettes, vaping devices, cigars, cannabis, pipes, bidis, kreteks, and similar products are strictly prohibited.

Solicitations and Petitions. Solicitation for sale of any product of services, or for charitable contributions, and petitions of any kind, are strictly prohibited.

Identification. Tenants must, upon request by the JBG SMITH employees or personnel, present their Kastle fob for identification purposes. JBG Smith Properties, LP, JBGS/Courthouse I, L.L.C., JBGS/Courthouse II, L.L.C., or its Managing Agent JBG Smith Commercial Management, L.L.C. assume no responsibility for lost or stolen access fobs.



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Food and Beverages Prohibited. Food and beverages shall not be brought to the Center for consumption on the premises. Alcoholic beverages are strictly prohibited. All food and drink purchase from the vending machines must be consumed in the vending area or in the Center's front waiting area. No food or drink (except water) is allowed in the Center or the locker rooms.

Notices, Complaints, or Suggestions. Tenants must immediately notify JBG Smith Properties, LP, JBGS/Courthouse I, L.L.C., JBGS/Courthouse II, L.L.C., or its Managing Agent JBG Smith Commercial Management, L.L.C. in the event they discover any unsafe or hazardous defect or condition relating to the Center or any equipment, or any serious breakage, fire, or disorder at the facility. Complaints or suggestions as to the operation, maintenance, services, or equipment at the Center are welcome. Such notices, complaints or suggestions should be sent to the JBG SMITH Property Management office located at 2200 Clarendon Boulevard, suite G1.

Other Facilities. Lockers, showers and restrooms are provided. JBG Smith Properties, LP, JBGS/Courthouse I, L.L.C., JBGS/Courthouse II, L.L.C., or its Managing Agent JBG Smith Commercial Management, L.L.C. may prohibit use or close these facilities if misused in any way. JBG Smith Properties, LP, JBGS/Courthouse I, L.L.C., JBGS/Courthouse II, L.L.C., or its Managing Agent JBG Smith Commercial Management, L.L.C. take no responsibility for personal possessions left in these facilities. Locks on lockers are permissible; however, all articles and locks must be removed when the Tenant leaves the Center and facilities. JBG Smith Properties, LP, JBGS/Courthouse I, L.L.C., JBGS/Courthouse II, L.L.C., or its Managing Agent JBG Smith Commercial Management, L.L.C., reserves the right to remove any remaining locks and belongings when the Center and facilities close each day.

Violation of Rules. Repeated failure or refusal to comply with these Rules and Regulations may result in the loss of access and user privileges.

Maintenance. No Tenant shall leave any litter, trash, debris, or articles of clothing at the Center. All loose soap, shampoo, combs, etc. will be disposed of daily for health reasons.

Headphones. All Tenants are required to use headphones when using the personal video stations, at the wall mounted televisions where applicable and personal listening devices.



Fitness Center **Waiver of Liability**

Courthouse Plaza
2200 | 2100 & 2300 Clarendon Boulevard, Arlington, VA 22201

As a condition to, and in consideration of, my use of the exercise, weight training and equipment located in the Fitness Center facility (the "Center") in the Courthouse Plaza II building at 2300 Clarendon Boulevard, Arlington, VA, G1 level, I hereby certify, covenant and agree as follows:

I acknowledge that I have consulted with my physician or other qualified and licensed health care provider regarding any concerns involved in the ability to use the facilities and equipment at the Center, and to participate in exercise and fitness activities therein. I will do all exercise and participate in all activities at the Center at my own pace and risk. I understand that the Center is unmanned and unsupervised during its hours of operation.

I understand that Owner, JBG Smith Properties, LP, JBGS/Courthouse I, L.L.C., JBGS/Courthouse II, L.L.C., its Managing Agent, JBG Smith Commercial Management L.L.C. does not represent that its respective parent companies, trustees, members, partners, directors, officers and employees, have expertise in diagnosing, examining, or treating medical conditions of any kind or in determining the effect of any specific exercise or such medical condition.

I understand that in participating in one or more exercise or fitness activities at the Center or in my use of the equipment of the facilities therein, there is a possibility of accidental or other physical injury or loss of or damage to my personal property.

I agree to assume all risk of such injury or loss of or damage to the property and further agree to indemnify and hold harmless Owner, JBG Smith Properties, LP, JBGS/Courthouse I, L.L.C., JBGS/Courthouse II, L.L.C., its Managing Agent, JBG Smith Commercial Management L.L.C. and their respective parent companies, trustees, members, partners, directors, officers and employees, claim or suit whatsoever for any and all injury, loss, illness, harm, cost, expense, claim, suit, or damage resulting from or related to my use of the Center or the equipment and facilities located therein, except to the extent such an injury, loss, illness, harm, cost, expense, claim, suit, or damage is caused by the intentional act or omission of such parties.

I further grant permission for first aid to be given to me in an emergency, and agree that I will be solely responsible for any medical costs, which may arise as a result thereof or as a result of any use of the Center and/or equipment and facilities located therein.

I acknowledge that I have received and read a copy of the Rules and Regulations governing the use and hours of operations of the Center and the equipment and facilities located therein. I agree that I will fully comply with these Rules and Regulations as they are amended from time to time.

Kastle Fob No.: _____

Your Employer: _____

Courthouse Plaza Building and Suite Location: _____

Your Name: _____

Gender F _____ M _____

Your E-mail Address: _____

Telephone No.: _____

Signature: _____

Date: _____

2200 Clarendon Boulevard, G-1 Level Arlington, Virginia 22201 703.522.8217