



STACK LEASE POLICIES AND PROCEDURES

EXHIBIT C



The world runs on data. Data runs on STACK.

STACK LEASE POLICIES AND PROCEDURES

1. The Premises are to be used by Tenant solely for lawful purposes in accordance with these Policies and Procedures and the other terms and conditions of the Lease. All capitalized terms used in this Policies and Procedures document but not defined herein shall have the meanings given to them in the Lease.
2. Tenant Access – Tenant shall designate in writing, up to three primary contacts (each a “Primary Contact”) having authorization to add/remove Tenant representatives from Tenant’s Customer Access List (“CAL”) located in the Landlord’s Client Portal. Only individuals whose names appear on the CAL (each, an “Authorized Tenant Rep”) will be granted access to or permitted to submit work orders or requests to Landlord relating to the Premises or the Building. It is the responsibility of Tenant to manage the CAL and inform security personnel of Landlord of any change of status of any Authorized Tenant Rep. While there is no formal limit to the number of Tenant representatives on the Tenant’s CAL, Landlord reserves the right to impose limits for excessive usage or unreasonable Tenant requests. Landlord can ask Tenant to validate the names on Tenant’s CAL and remove names from the Tenant’s CAL for non-validated individuals.
3. The Primary Contact is responsible for adding Authorized Tenant Reps to the CAL in advance of their visit to the Building. Authorized Tenant Reps that require access to the Building and the Premises on an ongoing basis may be issued a Permanent Photo ID Access Card. Landlord will charge no fee for the original issuance of a Permanent Photo ID Access Card. For Authorized Tenant Reps without Permanent Photo ID Access Cards, a Temporary Access Card will be issued when an Authorized Tenant Rep presents his or her valid government-issued photo ID. Individuals who cannot provide a valid government-issued photo ID will not be permitted access to the Building or the Premises. All entrants (and specifically Authorized Tenant Reps and/or Tenant invitees) to the Building (other than Landlord’s Representatives) are required to show a valid government-issued photo ID or have a Permanent Photo ID Access Card. Any Tenant invitee to the Building and the Premises whose name does not appear on CAL must be accompanied at all times by an Authorized Tenant Rep, and the number of Tenant invitees per Authorized Tenant Rep shall be no more than five (5) at any one time. All issued identification must be worn at all times while in the Building. Any Access Card (Permanent or Temporary) may be used only by the individual to whom it has been issued for obtaining access to the Building and the Premises. Access Cards may not be loaned or exchanged between individuals for any reason. Abuse or misuse of Access Cards may result in removal from the Building and denial of future access. Except as provided in this Paragraph 3, at no time shall Tenant or any Authorized Tenant Rep grant access to the Building or the Premises to anyone.
4. All authorized individuals requiring Temporary Access Cards must register their entry by presenting their Temporary Access Card to the card reader controlling data center access doors. Landlord Representatives who have been issued Permanent Photo ID Access Cards must register their entry by presenting their Permanent Photo ID Access Card to Security for authentication and presenting their Permanent Photo ID Access Card to the card reader controlling data center access doors. Tenant invitees will be provided a Tenant invitee access card that is inactive and will require an Authorized Tenant Rep escort at all times while in the Building.
5. Tenant shall cooperate in maintaining the security of the Building and the Premises by restricting access to authorized personnel and complying with all security policies of Landlord.
6. Tenant, Authorized Tenant Reps, Tenant invitees and guests shall not obstruct corridors, halls, stairways, sidewalks, building entrance ramps, or site driveways at any time. Corridors, halls, stairways, sidewalks, building entrance ramps and site driveways shall be used for egress and ingress only. There shall be no congregating in hallways.
7. Parking – Only Tenant and Authorized Tenant Reps may access the Building parking facility or parking areas. Unassigned parking is unreserved and permitted on a first come, first served basis while conducting business in the Building. Tenant’s authorized vendors and/or contractors have access to the parking area. Tenant and its employees shall not authorize any unauthorized persons to have access to the parking area. Tenant and Authorized Tenant Reps shall park in the designated parking spaces or areas, if any. Any vehicles parked outside the designated areas will be subject to removal from parking area at owner’s expense.
8. Tenant is responsible for installation of its own IT Equipment. All IT Equipment must fit inside the Premises. All infrastructure IT Equipment must be Underwriters Laboratories, Inc. (UL) approved. All cabling used by Tenant must meet national electrical and fire standards. All cables must be clearly labeled. Tenant shall not place or leave any IT Equipment or other items outside the Premises without the express written consent of Landlord.

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9. Tenant shall maintain the Premises in a neat and orderly manner and shall promptly remove all trash, packing materials, boxes, etc. that Tenant has brought or had delivered to the Building. Landlord will provide trash and recycling bins for small quantities of trash and recyclable waste materials. In cases where Tenant creates greater quantities of waste (such as server boxes and packing material) and has made no other arrangements for debris removal, Landlord will provide a debris box for the Tenant's use at Tenant's expense.
10. Upon the expiration or earlier termination of Tenant's Lease, Tenant shall remove all IT Equipment from the Premises and shall repair or reimburse Landlord for the reasonable costs to repair any damage caused by Tenant during the course of any such removal, ordinary wear and tear excluded.
11. The following items are banned from the Building, and Tenant agrees not to bring these items into the Building or the Premises: controlled substances, explosives, flammable liquids, gases or chemicals, chemical agents, weapons of any kind, wet cell batteries and all similar equipment and materials. Tenant may take photographs within the Building, but only within Tenant Premises. There is no smoking or vaping permitted in the Building. There is also no smoking permitted at Building entrances. There will be a designated smoking area. No food or drink will be allowed in the Data Hall Premises.
12. Tenant shall maintain and operate their IT Equipment in a safe manner, so as to avoid interference, physical or electronic, with other occupants of the Building and their equipment. Tenant shall not knowingly disrupt, adversely affect or interfere, physically or electronically, with other tenants of space in the Building or with any other tenant's use and enjoyment of such tenant's Premises within the Building or the common areas of the Building.
13. In the event of any interference, physical or electronic, caused to the equipment of other tenants of the Building by the installation, operation, maintenance replacement or repair of Tenant's IT Equipment, Landlord shall provide Tenant with written notice, and Tenant shall take immediate steps to end the interference. If Tenant fails to promptly end such interference, Landlord reserves the right to take other reasonable actions to prevent such interference.
14. Landlord may, in Landlord's sole discretion and at Landlord's expense, change the configuration of the Building (excluding the Premises). Landlord and Tenant shall cooperate in good faith to minimize any disruption in Tenant's operations that might be caused by such changes in the configuration of the Building.
15. Work Orders – An Authorized Tenant Rep will be required to submit a work order request via e-mail or in writing to Landlord in connection with any facilities issues regarding the Premises that are the obligation of Landlord hereunder. Upon submission and confirmation of a work order request, Landlord will evaluate the request and schedule the work. If completion of the Work Order requires expenses from Tenant, Landlord will require Tenant authorization of the Work Order and associated expenses before initiating work.
16. Shipping and receiving – Landlord shall receive and store shipments addressed to Tenant, for shipments that arrive during normal business hours (8:00 a.m. through 5:00 p.m. Monday through Friday, federal and state holidays excluded. Exceptions to this window can be approved with advance notice from Tenant to Landlord), provided that such shipments arrive in good condition and in a form that can be stored in Landlord's storage facility. Landlord may reasonably reject any shipment that is not in good condition or otherwise cannot be stored in Landlord's storage facility, in Landlord's reasonable discretion, with notice to Tenant. Tenant may, at Tenant's sole option, receive any shipments directly, and Landlord shall have no liability to Tenant for any such shipments directly received.
17. No Lanauuu equipment or any equipment from outside the Tenant's Premises will be permitted to be removed from the Building.
18. No work will be done above the ceiling grid in the Tenant Premises without the prior written approval of Landlord.
19. Tenant shall not inscribe, paint or affix advertisements, identifying signs or other notices on any part of the corridors, doors, public areas, Common Areas or the Premises or any portion thereof without prior approval of Landlord.
20. Tenant shall be allowed the non-exclusive use of provided Common Areas. Tenant and Authorized Tenant Reps shall not conduct activities in Common Areas that interfere with the activities of other tenants of the Building or Landlord, without Landlord approval. Tenant should make a concerted effort to keep all such areas clean and neat at all times. Tenant and Authorized Tenant Reps shall only use the Common Areas for their designated purposes.

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21. Failure by Tenant or Authorized Tenant Reps to comply with the Policies and Procedures in effect from time to time may result in (a) removal of Tenant or any Tenant Representative from the Building, (b) restriction of Tenant's access to the Building, and/or (c) impositions of additional charges. Notwithstanding anything in the Lease to the contrary, none of the cure periods set forth in the Section: Default, of the Lease shall apply to breaches of the Policies and Procedures with respect to Landlord's exercise of the remedies set forth in this Paragraph 21, provided, however, that in the event of such failure to comply with the Policies and Procedures by Tenant or Authorized Tenants Reps, Landlord shall provide Tenant with written notice thereof and Tenant shall take immediate steps to rectify such non-compliance. If Tenant fails to promptly end such non-compliance, Landlord reserves the right to take other reasonable actions, including those set forth in clauses (a) and (b) of this Paragraph 21.
22. The Lease constitutes proprietary and confidential information of both Landlord and Tenant. Neither party shall disclose the content or form of the Lease to any third party except its employees, agents, or professional advisors without the other party's prior written consent except as required by law.
23. Landlord reserves the right, in Landlord's sole discretion, to amend these Policies and Procedures at any time, provided that the same do not materially and adversely affect Tenant's ability to comply therewith. Landlord shall provide to Tenant written notice of any such additions or amendments to the Policies and Procedures.
24. Landlord requires that Tenant adopts and implements best practices for airflow management within the data hall. Systems shall be utilized to ensure separation of supply and return air throughout Tenant Premises. Landlord will reasonably approve Tenant's proposed design of containment (or other) system. Tenant's design must address fire and life safety codes prior to installation. Tenant shall comply with all requirements for Alterations (as such term is defined in the Lease) in connection with any containment system and other installations described herein. Once containment has been approved by Landlord and the requirements and all applicable laws and codes (including without limitation required inspections) have been fulfilled, and the airflow management system is fully implemented, the Service Level Agreements regarding Environmental Control (as described in the Lease) will then be effective. It is the Tenant's responsibility to maintain the containment system in compliance with all applicable laws and codes. Failure to conform to the containment design requirements (e.g., improper installs, failure to use or maintain containment via blanking panels, doors, etc.) will decrease the Building's energy efficiency and result in higher electrical costs, PUE caps voided, and may constitute a safety hazard. Landlord will notify the Tenant primary contacts of any observed non-compliance with respect to cold aisle containment and Tenant will be asked to correct the non-compliance within 7 days. If in Landlord's sole opinion, the containment deficiency creates a hazard, Landlord will require Tenant to remedy the deficiency within 24 hours or at Landlord's discretion, Landlord will remedy at Tenant's cost. Failure to comply with Landlord containment policy and / or approved design standards will immediately render all Service Level Agreements regarding Environmental Control (as described in the Lease) null and void until Landlord approves any Tenant remedies for containment deficiencies. Tenant must inform Landlord in writing (a "Remedy Notice") when containment deficiencies have been remedied. Landlord approval or rejection of Tenant's containment remedies must be reasonable and prompt, including accepting or rejecting Tenant remedies in writing within 24 hours of Remedy Notice and notifying Tenant in writing within 48 hours of Remedy Notice regarding the reasons for rejection and / or suggestions for further containment remedies to obtain Landlord approval. Continued non-compliance will subject Tenant to additional utility costs for a minimum of one month and/or reduced power capacity until Tenant containment conforms to approved design standards.