

ANNEX VI

INTERNAL REGULATIONS

LOT N° 01 - DIGITAL CAPITAL SCIENCE AND TECHNOLOGY PARK - PTC D

SPE PARQUE TECNOLÓGICO CAPITAL DIGITAL S.A., a special purpose company, registered with Junta Comercial do Distrito Federal [Federal District Board of Trade] with No. XXXXXXXX, with CNPJ No. XXXXXXXX, with corporate office located at XXXXXXXX, represented herein by its Chief Executive Officer, in compliance with the provisions in Bid Notice No. 002/2013-TERRACAP and PPP Agreement No. XXXX/2013-TERRACAP, under this Notice and in strict compliance with the law, sets forth these **INTERNAL REGULATIONS** for the aforementioned **DIGITAL CAPITAL SCIENCE AND TECHNOLOGY PARK**, which shall be an integral part of all and any business taking place in its area and conducted by its management, and shall be binding on all persons who enter or remain in it in accordance with the following covenants:

CHAPTER I - PRELIMINARY PROVISIONS

Article 1. The purpose of these Regulations is to ensure proper use, enjoyment and disposal of the facilities and premises of **Lot No. 01 of the Digital Capital Science and Technology Park**, hereinafter called **PTCD**, thus avoiding any abuses that could damage the reputation, cleanliness, hygiene, comfort, and, most importantly, its functionality.

Article 2. The rules contained in these Regulations shall be observed by all persons who in any way have access to PTC D, in any capacity whatsoever or for any purpose, whether natural or legal persons, including SPE, customers, contracting parties, contracted parties, suppliers, consumers, employees, workers, contractors, visitors, i.e., by all persons, without any distinction.

Article 3. These Regulations provide for the general rules relating to the use, enjoyment and disposal of the PTC D's private areas for communal use.

Sole Paragraph. These Regulations are intended to govern the use of communal areas and its relationship to the private areas of the PTC D, and shall be complied with by all persons, companies, organizations, and institutions who enter or are part of the PTC D.

Article 4. **SPE Parque Tecnológico Capital Digital S.A.** shall hereinafter be referred to as **SPE**, as well as any third parties who trade or do business with it for the purpose of using and/or enjoying PTC D premises shall be referred to as **Residents Institutions**, including any public or private organizations, research and technological development laboratories, technology-based companies, research institutes, business support centers, and ventures to support the activities conducted in PTC D.

CHAPTER II - PURPOSE

Article 5. The ongoing purpose of the PTC D is to support research and technological innovation by fostering cooperation between academic, business and government organizations and the markets,

backed by intensive use of knowledge and information.

Paragraph 1. In an effort to establish, attract and develop technology-related activities while preserving its original characteristics, the SPE will add roles to its management role that help create an enabling environment for the project's economic and financial sustainability.

Paragraph 2. In order to fulfill these goals, the SPE may hire the services of institutions that are able to provide support for the implementation of PTCD regarding, among other things, feasibility studies and analyzes for projects that are relevant to PTCD, supervision of technical services, selection of domains and partnerships with the academic, business and government segments in pursuit of ways to establish ventures that are relevant to PTCD and other activities that enhance the investment capacity of the supply chain that is typical of such parks. This role is complementary to those inherent to the PTCD's management under Law No. 10406, of January 10th, 2002, and shall be performed by the SPE in compliance with the restrictions set forth in these Regulations.

CHAPTER III - DEFINITIONS

Article 6. For the purposes of these regulations, the following definitions apply:

I - Digital Capital Science and Technology Park (PTCD) – A group of high availability areas and facilities located in Lot 1 of the Digital Capital Technology Park. which is designed to run twenty-four (24) hours per day, seven (07) days per week, with full control and integrity of the Information Technology & Telecommunication infrastructure in it, regardless of external variables. It is an Urban Design Project with Special Guidelines for Stand-Alone Units (PDEU) as set forth in Complementary Law No. 710/2005, regulated by Decree No. 27437/2006; and set forth in Complementary Law No. 734/2006, which expressly prohibits any residential use.

II – The areas available on PTCD have the following definitions:

a) Private Area – This refers to areas for which the SPE holds title, whose negotiation and contracting will be done with Resident Institutions as prescribed in Bid Notice No. 002/2013-TERRACAP and the PPP Agreement No. XXXX/2013-TERRACAP, which owns the domain area. It consists of the area circumscribed by the external line that surrounds the walls of the private and exclusive use premises of Resident Institutions, whether covered or uncovered, and the shaft walls or fences that separate from a neighboring unit. It is important to emphasize that this is the individual area, i.e., the area for which Resident Institutions hold possession, restricted to the boundaries; and

b) Common Use Areas – These are areas that can be used on a shared basis by all Resident Institutions, their employees and stand-alone unit partners, where communal access, use and enjoyment is allowed. These include, for example, pathways, squares, areas for sports and social activities, recreational areas, and circulation corridors, which are inalienable and indivisible property that is connected to other things which, by their nature or rule are meant for communal usage, especially the following:

b1) Green Areas – These are areas for lawns, trees and gardens that are, by definition, not meant to be covered by buildings and pavements of any kind. These

areas are spaces primarily covered with vegetation, designed for preserving nature and acclimatization of their domain area, thus contributing to the welfare of the local population and preserving and making the most of the remaining species of the *Cerrado* vegetation.

b2) Squares – These are urban, building-free areas that provide better interaction opportunities and/or recreation for its users. The focus of this area is on pedestrian circulation, and vehicles have no access to it.

b3) Recreational Areas – These are designed for those activities that are performed voluntarily, whether for resting, fun, recreation or entertainment, or to develop one’s information or disinterested knowledge, voluntary social engagement or free creative capacity.

b4) Road System – This is a set of internal roads located at PTCD, their connections, access ways and crossings, which covers vehicle road surfaces, parking lots and bicycle paths, in addition to pedestrian circulation areas.

b5) Service Areas – These are buildings designed for general assistance at the PTCD, such as Entrances, Main Office of the PTCD, Security Center, Fire Fighting Facilities, Waste Transfer Area and units built for the primary purpose of serving Resident Institutions and persons associated with these.

CHAPTER IV - THE LAND, THE PROJECT AND ITS PURPOSE

SECTION I - DESCRIPTION OF THE LAND

Article 7. The PTCD for implementation of the Urban Design Project with Special Guidelines for Stand-Alone Units – PDEU, pursuant to Decree No. 27437/2006 governing Complementary Law No. 710/2005, in accordance with standards for the allotment of urban land, is herein referred to as Lot No. 01 of Digital Capital **Science and** Technology Park - PTCD. The proposed land allotment satisfies the conditions and recommendations of Preliminary License No. 014/2006 and Technical Report No. 048/NLA/DITEC/IBAMA-DF, of September 11, 2006, and establishes a connection between the area and the Federal District’s road system; it seeks to support access to lots occupied by the neighboring population, and is consistent with the provisions in Supplementary Law No. 741/2007 establishing land use and occupation requirements for the PTCD.

SECTION II - DESCRIPTION OF THE PROJECT AND ITS PURPOSES

Article 8. The PTCD is to be implemented pursuant to the Urban Design Project with Special Guidelines for Stand-Alone Units (PDEU) on Lot 01 as described above, and is designed to provide a perspective of crowded spaces by selecting areas available for the individual activities, communal areas, their interrelationships and the distances between them, effectively leveraging the urban space through the correlation between the notions of work, travelling, resting, eating, having fun etc., with a cohesive, user-friendly urban design where the road system is the central, integrating element of this urbanized area.

Article 9. The PTCD design is based on the following principles:

- I** – A focus on visual cones at the access points to the Heritage Area, to be preserved and leveraged in relation to the physical features of the area;
- II** – A road structure designed to provide clearly indicated main roads and various access ways, with a clear distinction of the role, location and layout of every element in the road network, and a correspondence between road categories and the design of routes (length and width of roadbed, height of walls, types of paving, trees, lampposts, fixtures, and other items of street furniture);
- III** - Organization of activities conducted in PTCD, comprising areas that are more or less homogeneous in terms of forms of use and modes of occupancy so as to allow clusters to be formed depending on the relationship between activities;
- IV** - Maintaining the percentage of fifty seven percent (57%) for the permeable area, which is not to be occupied by buildings or subjected to impermeabilization;
- V** – Generous coverage of green areas with large open areas designed to accommodate equipment for sports, leisure, rest and contemplation, always located between the blocks;
- VI** – A focus on urban landscape, original vegetation and improved integration in order to improve quality of life.

Article 10. For the PTCD's property units and communal areas, the construction and permeability percentages appearing in **NGB^S 002/07, 009/07, 010/07, 011/07, and 068/07** and in the calculation table in **ANNEX I** were estimated. These refer to the built environment, access roads, parking lots, sidewalks, bicycle paths, interconnections between infrastructure and other impervious materials, and other parameters guide the constructive and technical specifications for PTCD.

CHAPTER V - ADMINISTRATION

SECTION I - DUTIES OF THE SPE

Article 11. The PTCD will be managed by the SPE, which shall be responsible, among others, for all actions required to establish and maintain high standards of activities and for ensuring compliance with the rules set forth in these Internal Regulations.

Article 12. The SPE may establish criteria for the allocation of the activities to be conducted in PTCD's units, and the SPE shall also be responsible for the following:

- I** - Planning the allocation of physical areas, including reassignment;
- II** – Establishing areas of knowledge or attraction to be covered;
- III** - Developing construction projects and their modifications;
- IV** - Developing expansion projects for the PTCD and their modifications;

V - Modifying, developing or eliminating communal areas;

VI - Modifying, developing and eliminating private areas;

VII - Developing gables, facades, roofs, and buildings on communal areas of the PTCD commercially for the time and manner it deems appropriate;

VIII - Creating, modifying and eliminating parking lots for vehicles, boxes, stands, desks, extensions, platforms, kiosks, venues for exhibitions, promotional areas and areas intended for product placement in any of the PTCD's communal areas by developing them commercially for the time and manner it deems appropriate;

IX - Establishing standards for the installation, decoration and use of units, as well as modifying them so as to harmonize the PTCD's architectural pattern and prevent visual pollution;

X - Ensuring collection of any amounts due to the SPE, including as compensation for any damages;

XI - Settling disputes between Resident Institutions and preventing litigation;

XII - Forwarding any complaints to the respective Resident Institutions against any persons associated to them;

XIII - Issuing guidelines for compliance with these Regulations; and

XIV - Establishing hours of operation for the PTCD and hours of access to it outside the normal time of operation.

Paragraph 1. The SPE shall be responsible for satisfying the common interests.

Paragraph 2. Upon performance of its duties and mandates, the SPE shall observe and require other to observe the relevant legal, technical and best practices, as well as federal district laws.

Article 13. The enforcement of the provisions described herein, as well as implementation of rules and services pertaining to management of the PTCD shall be the responsibility of the SPE.

Article 14. The SPE may, where necessary and with prior notice, inspect and carry out repairs in the area occupied by Resident Institutions.

Article 15. The SPE shall agree with Resident Institutions on the standardization of identification of who may have access to the PTCD, and Resident Institutions shall take the required steps to comply with the standard agreed.

Article 16. The SPE shall be responsible for requiring any persons seeking access to wear some form of ID, which must be visible while they remain on the premises of the PTCD.

Paragraph 1. In order for the IDs for all persons working in the area occupied by Resident

Institutions to be developed, Resident Institutions shall send correspondence to the SPE stating the full name, identity card number and CPF, as well as the address of all workers.

Paragraph 2. This identification shall be mandatory for access to the premises of the PTCD.

Article 17. Upon performance of its duties, the SPE may make additions or amendments to these Regulations, as well as resolve any omissions upon approval of its General Assembly.

Article 18. The SPE shall support development of the PTCD's community by managing integration of all residents and by improving the quality of community life.

Article 19.

The SPE shall also promote brotherhood and solidarity by encouraging the development of means to achieve the objectives in these Regulations.

Article 20. The SPE shall monitor and enforce compliance with the urban design restrictions relating to the lots covered by the PTCD, both restrictions relating to land occupancy and use rates and restrictions relating to the right to build enshrined in the standards approved by the relevant bodies, including those concerning the environment, always considering the consequences of actions that could endanger the preservation area located in the vicinity.

Article 21. The SPE shall work in the best interest of the entity and Resident Institutions, seeking to satisfy local interests with a view to safeguarding due operation of the PTCD.

Article 22. The SPE may also impose penalties for non compliance with its rules, ranging from a warning for minor violations to fines for medium severity violations to contract termination and eviction or repossession in case of serious violations, with cumulative penalties.

Sole Paragraph. Violations shall be reviewed by the SPE for severity, who shall determine the applicable penalty pursuant to a Table of Offences to be adopted in accordance with these Regulations.

SECTION II - DUTIES OF RESIDENT INSTITUTIONS

Article 23. For all legal purposes, Resident Institutions at the PTCD refer to those organizations contracting for the use and/or enjoyment of areas in the PTCD, regardless of type of contract or the party with whom they enter into the contract.

§ 1°. Once one contracts for the use and/or enjoyment of property at the PTCD, one becomes a Resident Institution and acquires all legally binding rights and duties and also pursuant to these Internal Regulations.

Paragraph 2°. A Resident Institution who transfer ownership of the property or the rights to it to another person without proper termination of its contractual relationship with the SPE remain jointly liable with the party to whom the transfer was made regarding all obligations associated with the property or the contract, and may be considered the principal payer.

Article 24. Resident Institutions are particularly subject to the requirements in these Regulations, and shall ensure that it is observed by itself, its partners, representatives, agents, officers,

employees, managers, proxies, dependents, family members, visitors, or any parties with any specific connection with its business and/or purpose.

Article 25. Resident Institutions may not engage in any activities that could affect the standard of activities carried out by other Resident Institutions due to the methods employed for their performance.

Article 26. Resident Institutions shall be liable for all damages, losses and impacts, albeit fortuitous, caused by itself, its partners, representatives, agents, officers, employees, managers, proxies, dependents, family members, visitors, or any parties with any specific connection with its business and/or purpose in any location of the PTCDD.

Article 27. Resident Institutions shall abide by and comply with the decisions made by SPE's competent authorities.

Article 28. Resident Institutions shall pay the SPE the monthly fee and/or due chargeable by the SPE in a timely manner, as well as any fines that may come to be imposed.

Article 29. Resident Institutions shall also collaborate to preserve the PTCDD's economic and moral integrity.

Article 30. Resident Institutions shall also notify the SPE of updates in their addresses and subrogation of their responsibilities.

Article 31. Resident Institutions who fail to comply with the terms and conditions described in these Internal Regulations or in binding decisions are subject to the applicable penalties by the SPE.

SECTION III - WASTE AND REJECTS

Article 32. The garbage collection system will require Resident Institutions to comply with the standards laid out in these Internal Regulations.

Article 33. All waste, reject or refuse from the area occupied by Resident Institutions shall be properly packaged and placed by Resident Institutions in appropriate waterproof containers that are easy to access or use, to be defined by the SPE.

Article 34. All waste, reject or refuse, whether wet or dry, shall be packed by Resident Institutions using suitable containers for the purpose of being carried to the venue of disposal by the SPE.

Article 35. No waste, reject or refuse, even if packaged properly, may be incinerated within the boundaries of the PTCDD or placed in any part of the communal areas.

Article 36. The SPE may establish or hire specific services for the collection and removal of waste, rejects or refuse, and in such cases Resident Institutions must use said services.

Sole Paragraph. Should any Institution Resident produce industrial waste, this shall have a dedicated collection system and may not be mixed with garbage or other rejects. Collection of waste shall be the responsibility of Resident Institutions, according to a schedule to be provided and approved by the SPE.

Article 37. Shared effluents from building facilities resulting from sewage and industrial discharge may connect, after treatment of the latter where appropriate, but always in accordance with the Rules and Regulations of the Federal District Environmental Sanitation Company – CAESB for the purpose of releasing them into the PTCD’s sewer system.

Article 38. A selective garbage collection system may be put in place at the discretion of the SPE, which shall be mandatory for all Resident Institutions with a view to integrating with a recycling program to be developed by the SPE.

SECTION IV – SECURITY, SURVEILLANCE AND MAINTENANCE

Article 39. The PTCD shall rely on specialized security, surveillance and maintenance services in order to prevent, safeguard, monitor, guide, supervise, and ensure the supply of power and electricity, as well as the operation of all existing facilities and infrastructure in the communal areas.

Paragraph 1. The project shall be equipped with a private mobile security system and an area for the construction of the Central Security building, and the relevant vehicles will be purchased by the SPE once this system becomes fully operational.

Paragraph 2. Gates and/or guardhouses or other security systems may be established by the SPE for the check-in of any vehicles seeking access to the PTCD.

Paragraph 3. The overall surveillance and security system shall be the responsibility of the SPE.

Paragraph 4. The provision of security and surveillance services for lots, buildings and facilities for private use shall comply with standards and procedures to be established by the SPE and shall be contracted with the SPE, who may choose to provide these services.

Article 40. The main gate shall operate twenty-four (24) hours a day, where all persons entering the PTCD shall check in.

Article 41. All persons shall follow check-in procedures.

Article 42. Only persons with a connection with Resident Institutions shall be allowed to enter the PTCD, and said persons must be properly registered with the PTCD Administration and carrying their passwords (this password shall be obtained from the SPE and its use shall be the sole responsibility of the Resident Institution, which shall be liable for any misuse). Other persons may only enter the PTCD if escorted by a registered person from a Resident Institution or if they have previously been authorized by the SPE, and they shall also follow regular check-in procedures.

Paragraph 1. Searchers shall be conducted upon check-in and check-out at the PTCD, including a personal or vehicle search, either by mechanical or physical means.

Paragraph 2. All persons associated with Resident Institutions who are not yet fully performing their activities at the PTCD shall only have access to the premises of the PTCD from 08:00 a.m. to 6:00 p.m.

Paragraph 3. Constructions, supplier personnel and contractors shall only have access to construction sites Monday through Friday, from 07:00 a.m. to 6:00 p.m. Such persons shall leave the PTCB by 6:00 p.m. on said days, and they shall be allowed an additional thirty (30) minutes to prepare to exit site (organizing their work area, taking a shower, change clothes, etc.). Such persons shall not be allowed to enter or conduct any construction work on Saturdays, Sundays and holidays, except where duly authorized by the SPE.

Paragraph 4. Entry of cargo trucks into the PTCB shall only be allowed with prior permission by the PTCB Administration, after 07:00 a.m.;

Article 43. All other persons who are not connected to Resident Institutions or mentioned elsewhere shall only have access to the PTCB after due authorization by the Resident Institution itself to have said person, who shall follow check-in procedures, and said Resident Institution shall be liable for said person's actions inside the PTCB.

SECTION V - COLLECTIVE TRANSPORT OF PERSONS

Article 44. The collective transportation of persons within Lot 1 of the PTCB shall be the sole responsibility of the SPE, who may have a contractor to perform this duty, and the respective costs shall be covered by the Service Fee to be paid by Resident Institutions.

Sole Paragraph. The service may be implemented once the SPE considers that sufficient demand for it exists.

Article 45. If sufficient demand is deemed to exist for the establishment of a transportation link through collective transportation of persons within Lot 1 of the PTCB and various parts of the Federal District and its surrounding areas, this shall be the sole responsibility of the SPE, who may have a contractor to perform this duty, and the respective costs shall be covered by the Service Fee to be paid by Resident Institutions.

SECTION VI - LOADING AND UNLOADING OF GOODS AND MATERIALS

Article 46. The transportation of any goods or materials belonging to Resident Institutions within the PTCB shall be done in appropriate vehicles to a site specifically designated for the unloading of cargo, and such transportation shall be the sole responsibility of the Resident Institution receiving it.

Article 47. The SPE may occasionally intervene in the transportation of goods to avoid congestion of loading and unloading services, or if it identifies any cases of noncompliance.

Article 48. Resident Institutions may only carry and, consequently, store, keep or store products and goods intended for direct use in their area.

SECTION VII - MISCELLANEOUS PROVISIONS

Article 49. Estimated percentages for impervious pavements regarding floors have been computed for the road and pedestrian system, which shall be an integral part of the PTCB Circulation System. On the pavements of stand-alone units, which are also an integral part of the circulation system, these shall be counted as impervious for the estimation of the percentage of permeability regarding the green area allocated for trees, pursuant to NGB^S 002/07, 009/07, 010/07, 011/07, and 068/07.

Article 50. The approach to deal with the PTC D’s extensive green areas will be developed as part of the Landscaping Project – PSG, in accordance with the recommendations in Decree No. 26048/2005, Preliminary License No. 014/2006 and Technical Report No. 048/NLA/DITEC/IBAMA-DF, and it shall also follow the guidelines below:

I – For the establishment of vegetation and organization of free areas, native species with landscape relevance shall be preserved, making the most of the remaining cerrado species to avoiding further environmental compensation relating to the project.

II - Avoiding extensive use of a single plant species within the area in order to prevent the onset of pests and diseases, with priority to those species that are best adapted to the local climate.

III – Refrain from using tree species with shallow roots near roads, sidewalks and buildings.

IV - Refrain from using aggressive species (thorns, toxic resins, etc.) near areas of circulation, sport, park and living.

Article 51. The project shall be equipped with a private mobile fire-fighting system and an area for the construction of the Central Fire-Fighting building, and the relevant vehicles will be purchased by the SPE once this system becomes fully operational.

Article 52. The construction works for infrastructure, storm sewers, drinking water system, sanitary sewer, paving, curbs and gutters, protective walls or fences, gardening works and other statutory improvements for the PTC D shall be performed by the SPE pursuant to Complementary Law No. 710/1995, and shall be subject to unified registration, which shall under the responsibility of the SPE.

Article 53. Deployment of additional infrastructure networks of any nature other than those legally required and the responsibility of the SPE shall be borne by the parties concerned and their implementation shall be authorized by the SPE.

Article 54. Applications and deadlines for individual connection of public services or the providers of public services shall observe the standards of the respective utilities or companies in charge, and all connection-related expenses shall be fully incurred by Resident Institutions.

CHAPTER VI – FACILITIES IN THE PTC D AREA

SECTION I – CONSTRUCTION WORKS

Article 55. The provisions listed below must be observed by all properties in the blocks situated in the PTC D, which shall be complied with by Resident Institutions and their successors, regardless of their capacity, and also by anyone who becomes a Resident Institution as the result of future transactions associated to the property and/or its parts, and such transactions must include and/or mention the these Regulations.

Paragraph 1. These limitations are supplementary and survive fulfillment of district and federal laws with regard to both land use and project approval.

Paragraph 2. The following conditions in restriction, protection and proper use rules are primarily intended to ensure proper use and satisfy the basic principles of:

- I** - Protecting owners against misuse and damage of properties, which is likely to affect the property's value;
- II** - Ensuring compliance of the property with the specifications of its use in the project;
- III** - Security; and
- IV** - Harmony.

Paragraph 3. Areas in the Internal Road System and Communal Areas shall be privately used by the PTCDD and duly authorized public utilities.

Paragraph 4. The PDEU (Urban Design Project with Special Guidelines for Stand-Alone Units) shall be isolated in its perimeter by means of a wall or fence separating the inner area from the outside area.

Paragraph 5. It is the responsibility of Resident Institutions to construct their buildings according to the design approved by the relevant segments of the Government of the Federal District.

Article 56. All accessions, improvements and civil works that the space for Resident Institutions requires shall be carried out by Resident Institutions, but their implementation shall depend on the prior written permission by the SPE, examination of projects and specifications submitted to it.

Article 57. Performance of any service works and modifications may only take place with prior permission of the SPE.

Article 58. Any construction, renovation, alteration, or demolition shall be first notified to the SPE, through correspondence containing the plants and/or schematic sketches for authorization and approval in the cases provided for in these Regulations.

Article 59. Resident Institutions shall supply the SPE with the projects "as built" for archiving no later than ninety (90) days after the end of the construction works.

Article 60. Once the legal instrument authorizing use of the Lot has been executed, Resident Institutions shall send correspondence to the SPE requesting its designation.

Article 61. Resident Institutions shall send express notification of the start of construction works to the SPE.

Article 62. The following will be grounds for the embargo of constructions works:

- I** – Non-compliance with the approved architectural design;
- II** – Be a risk to its stability, putting the public or construction workers in danger; and

III – The works are deemed risky if the person in charge does not ensure the safety conditions set forth in these Regulations.

Article 63. Embargo and total or partial demolition may be requested by the SPE in the following cases:

I - Illegal construction or construction made without prior formal approval of the design plan;
or

II - Construction in non-compliance with the required separations or the approved design plan.

Article 64. The SPE may require, at any time, modification or repair of water and plumbing facilities of a user which are not in accordance with the provisions in these Regulations. The person responsible for the works is required to allow the SPE's technical team to supervise its performance.

Article 65. Maintenance of sidewalks in front of the property shall be the responsibility of Resident Institutions, pursuant to details and designs supplied by the SPE.

Article 66. All construction works shall meet the minimum required separations set forth in **NGB^s 002/07, 009/07, 010/07, 011/07, and 068/07.**

Article 67. The recess range of the facade of the properties may only be used as a garden and parking area, and may not be used for a different purpose. Any fences that would block it visually are not allowed.

Article 68. Temporary buildings are indispensable for the storage of materials and surveillance of the properties during the construction works, and shall be demolished once the minimum occupancy stage has been completed.

SECTION II - APPROVAL OF DESIGN PROJECTS

Article 69. All projects for construction, modifications or additions shall first be submitted to the SPE, which shall verify compliance with separations, proper use of built areas so that they comply with restrictions on land use imposed by these Regulations and specific applicable legislation. After examination of the blueprints by the SPE, these shall be submitted by the Resident Institutions themselves for approval by the competent authorities.

Paragraph 1. The relevant blueprints shall be provided to be reviewed by the SPE, and they shall be accompanied by any remarks deemed necessary to provide a full understanding of the project and descriptive memorandum.

Paragraph 2. Once the blueprints have been reviewed, the SPE shall retain A copy of it and return a duly certified copy to Resident Institutions.

Article 70. SPE or its contractor shall examine, analyze and approve architectural, infrastructure and landscaping designs to be implemented in the premises of the PTC, and may, in addition to guidelines and regulations established by the district and federal legislation, impose its own requirements relating to urbanization, architecture, landscaping, safety, and aesthetics services, and

it shall not be liable, however, to provide any solutions or to have involvement in the development of the design plans that are submitted.

Article 71. Approval of architecture projects by the SPE does not imply any recognition of the legitimacy of surface rights or any other rights on the land, authorship or technical responsibility.

Article 72. All projects shall be developed in accordance with the standards of the Instituto Brasília Ambiental (IBRAM) in terms of environmental pollution control (industrial dumping, air pollution, noise, etc.). Projects shall be submitted by Resident Institutions to IBRAM for review and approval, and shall be submitted to SPE, including at least the Construction License or other relevant valid documents.

Article 73. Designs must comply with the Rules and Regulations of the Federal District Environmental Sanitation Company – CAESB and must be approved at the concessionaire prior to submission to the SPE.

Article 74. The projects shall meet all requirements and rules on security as set by the Federal District Fire Department in the Fire and Panic Safety Code. The projects shall be submitted by Resident Institutions in advance to the relevant authority for review and approval, and then shall be submitted to the SPE, including proof that they have been approved by said authority.

Article 75. Resident Institutions shall submit the executive project for review by the SPE by no later than thirty (30) days before commencement of the works. Only qualified professionals may act as the person responsible for any design, specification or calculation to be submitted to the SPE or manage any works, and all design drawings shall display the registration number with the Federal District Regional Council of Engineering, Architecture and Agronomy – CREA/DF, address, fax, and telephone number.

Article 76. Inquiries regarding the infrastructure and services systems in the PTCO's premises should be addressed to the SPE in writing. The SPE shall supply the urbanization, infrastructure and landscaping designs in magnetic form.

Article 77. The architectural designs shall comply with the accessibility conditions stipulated in the technical standards of the Associação Brasileira de Normas Técnicas [Brazilian Association of Technical Standards] to adapt the buildings to persons with disabilities.

Article 78. The SPE reserves the right to refuse a design that fails to meet the regulatory requirements and/or is deemed inappropriate and inconvenient in terms of construction security, hygiene, health, aesthetics and other aspects. In such cases, it may provide guidance on/request the necessary design revisions and changes. These comments shall be submitted in writing to Resident Institutions within a maximum period of thirty (30) days.

Article 79. The SPE may at any time summon those responsible for the projects in question to provide clarifications.

Article 80. Resident Institutions shall submit duly justified additional designs when there is a change from the original designs.

Article 81. The structural and surveying design of buildings shall be delivered to the SPE only for

archiving purposes, in 02 (two) hard copies and 02 (two) in a magnetic form that are compatible with the architectural design submitted, which shall not be subject to any kind of preliminary or final feedback or analysis, and Resident Institutions and the technical responsible persons shall be in charge of all calculations and surveys.

Article 82. The water and plumbing design of buildings shall be delivered to the SPE for custody and archiving purposes only, in 02 (two) hard copies and 02 (two) in a magnetic form that are compatible with the preliminary or final architectural design submitted, and Resident Institutions and the technical responsible persons shall be in charge of all calculations and design.

Article 83. All designs must also be provided in two (02) copies on magnetic media, and they shall be produced in a software program that is authorized by the SPE.

Article 84. The architectural designs shall consist of the following documents:

I - Distribution of facilities (layout);

II - Schedule of construction works and implementation of the project;

III - Descriptive memorandum in A4 paper with a clear explanation of the types of activities that will be conducted on the lot and/or buildings. The specification of materials and finishes may be included in this memorial and in the architectural blueprints;

IV - Blueprints in a 1:500 scale, containing existing and designed buildings against the lot's divisions, its separations, areas, and guidance. It shall also determine the levels of plateaus, slopes and floors of buildings in relation to public roads, with surveying the remaining areas in the lot and a system of internal roads, access ways, parking spaces and other items that are specific to individual companies;

V - Floor plan of each floor and all of its facilities, indicating the purpose of each room, levels of floors and other items that are essential to understand the design. Scale: 1:100;

VI – Cross-cut(s) of building(s), their facilities and annexes (at least two cross-cuts – transverse and longitudinal cuts), indicating the ceiling height of each floor, height of building, height of spans for lighting and ventilation, levels of floors and other items that are essential to understand the design. Scale: 1:100;

VII – Facades in varying number, with the minimum mandatory number for submission of the facades facing the patio. Scale: 1:100;

VIII – Roof plan. Scale: 1:100;

IX - All pages in the architectural design drawings shall display a stamp with a standard pattern to be defined by the SPE at its lower right corner;

X - The technical representatives for all designs delivered to the SPE shall be registered, and full name, address, e-mail and phone/fax number must be provided;

XI - The architectural designs submitted to SPE for review in their graphical representations

shall meet ABNT's NB-8 requirements;

XII - The planks on copies may not exceed ABNT's A0 format, and shall be delivered in two copies; and

XIII – A designs that exceed the A0 size shall be divided into two planks, always with an indication of the axes or tipping points. A doll shall be displayed by the stamp on all blueprint drawings.

Article 85. The landscaping designs shall consist of the following documents:

I - Descriptive memorandum in A4 paper with a specification and quantity of species and finish materials for the floor, which shall also be the case for the landscaping blueprints.

II – Blueprint for the planting of plant species, with a key for species that includes their common and scientific names individually. Scale: 1:250 scale; and

III - Blueprint for floor coverings on external areas, with a key for finishing materials for floors and other additional items to the landscaping design, such as street furniture, signage and exterior lighting, as well as other information that is essential to understand the design. Scale: 1:250.

Article 86. The SPE may require Resident Institutions to provide additional details relating to the designs and specifications mentioned in the previous clause.

Article 87. Once designs have been submitted, the SPE will have a period of thirty (30) days to request Resident Institutions to provide the additions referred to in the preceding clause, and will have fifteen (15) days to review them upon full satisfaction of said request.

Article 88. Should a design be rejected in whole or in part, Resident Institutions shall make the replacement or modifications as may be determined by the SPE within a period of thirty (30) days.

Article 89. Once designs have been approved, Resident Institutions will receive authorization from the SPE to commence works and/or occupation on condition of having received permits from the relevant public authorities.

Article 90. In case of construction works, the SPE and Resident Institutions shall agree, upon authorization for commencement of works, on the deadline for their completion.

Article 91. Resident Institutions may only initiate their operations locally after completion of construction works relating to facilities and decoration.

Article 92. In case of construction works by the SPE at the same time as construction works by Resident Institutions, the former shall take priority over the latter, which shall conform to its schedule.

Article 93. The SPE may supervise the construction works conducted by Resident Institutions to ensure compliance with designated deadlines and approved designs, and SPE may require that construction works be conducted at a faster pace, as well as modifications necessary to accomplish

the designs and specifications.

Article 94. The construction works of Resident Institutions shall be conducted under their responsibility and that of their contractors and subcontractors, and the SPE shall have no liabilities as a result of its power to supervise.

Article 95. The works performed by Resident Institutions that require a technical representative shall be performed by legally qualified professionals, and the SPE may require their replacement if they have been proven to be unqualified or ineligible.

Article 96. In performing their works, Resident Institutions shall also observe the following:

I - Free access to its area by the SPE, by its designated inspectors;

II - Compliance with technical constructions requirements, the structure of the building and its trunk facilities;

III - Identification of all persons expected to work in the construction pursuant to SPE's requirements;

IV - Deployment of screens; and

V - Compliance with instructions, requirements and rules relating to the provision of services.

Paragraph 1. A Resident Institution shall be liable to the SPE and other Resident Institutions for all damages resulting from performance of its construction works, including for acts of its contractors, subcontractors, agents, employees, or persons who have access to the area for the delivery of materials.

Paragraph 2. Custody of and responsibility for materials, assets and work tools associated to the construction works of Resident Institutions is solely up to Resident Institutions.

Paragraph 3. Resident Institutions shall hire insurance to cover for all liabilities to which they are subject by law and administrative regulations, as well as provided herein, in amounts that are adequate.

Paragraph 4. During performance of construction works, Resident Institutions shall indemnify the SPE for all expenses related to consumption of electricity, cleaning services and the removal of debris.

Article 97. Should a Resident Institution violate any of the rules applicable to its construction works, it shall be notified through a registered letter by the SPE, which shall stipulate a timeframe for rectification.

Sole Paragraph. If rectification is urgent, the SPE may perform it, and shall be compensated immediately by Resident Institutions as soon as they are notified.

SECTION III - CONSTRUCTION RESTRICTIONS

Article 98. To fully understand construction restrictions associated to buildings in the PTCD, one shall refer, in addition to the relevant NGBs, to the recommendations made upon approval of environmental licenses authorized by Instituto Brasília Ambiental (IBRAM).

Article 99. The maximum height of a building shall be defined from the quota threshold, provided by the competent sector of the Regional Administration, and it shall meet the requirements contained in NGB^s 002/07, 009/07, 010/07, 011/07, and 068/07 (Violation “C” on the Table of Violations).

Sole Paragraph. The maximum permitted height of the property earthwork shall be defined by the SPE, whose benchmark will be the level of the natural profile of the land.

Article 100. The external connections for lighting, electricity, telephone, doorbell, etc. must be underground, located between the internal path and the main building.

Article 101. Any and all Resident Institution shall be required to provide easement for the passage of rainwater and sewage along the free side recess range, and these must be properly channeled. A user of the easement shall bear any and all expenses associated to this service as well as to its maintenance.

Article 102. A temporary shed for storage of building materials may be built upon authorization by the SPE. This shed shall be demolished if the construction works do not commence within one hundred twenty (120) days from the date of issuance of the relevant permit.

Article 103. Construction of the wall of service (power and telephone standard and water meter) shall have its lease defined in the details to be provided by the concessionaires.

Article 104. An infiltration case shall be built in the soil for every property unit to enable recharge of rainwater, and the details shall be submitted to the SPE.

Article 105. Drilling of artesian and semi-artesian wells shall depend on prior authorization by the relevant public authorities.

Article 106. Signs of any kind on the property or buildings shall not be allowed. Only advertisements that have been authorized by the SPE shall be allowed.

Article 107. No earthwork, excavation or removal of material may be conducted on the property without prior consent in writing by the SPE.

CHAPTER VII - SERVICE FEES

Article 108. Resident Institutions, either directly by itself or its successors, in any capacity whatsoever, commit to contribute to pay the costs of administering the PTCD, cleaning of buildings, security and surveillance of PTCD’s premises and entrance, maintenance of the security wall and fence, transportation, as well as maintenance and lighting of the gardens, parks, squares, and all other items in common use (areas and assets), as well as payment of all taxes on the PTCD. Such expenses, including financial returns, shall be computed by the SPE and apportioned among Resident Institutions, except for cases arising from the transfer referred to in Article 5 of the Complementary Law No. 710/2005, where public utilities shall be in charge of payments.

Paragraph 1. The apportionment shall take into consideration the share of areas of property units for each Resident Institution.

Paragraph 2. With a view to making up the reserve fund of the PTCD, each Resident Institution shall pay an additional ten percent (10%) on the rate derived from the apportionment.

Article 109. The cleaning services for property units referred to in Article 108 excludes removal of construction debris, and such removal shall be the responsibility of the commissioner of the construction work, who should place them in containers where possible.

Article 110. Provision or hiring of security and surveillance services for the PTCD's premises and entrance shall not imply any assumption of responsibility for the PTCD by the SPE, whether it is due to criminal or non-criminal acts, acts of God, accidents, etc.

Article 111. If the transfer of ownership is duly authorized by the SPE, Resident Institutions undertake to subrogate third parties to whom they may assign, or pledge to assign their rights to the PTCD property and obligations undertaken herein, failing which they must continue to account for the payment of all expenses set forth in these Internal Regulations. Likewise, the third party concerned shall subrogate said obligations to those being assigned the property.

Paragraph 1. The foregoing does not, however, preclude provision of Article 1345 of the Civil Code, pursuant to which the assignee of a unit becomes liable for all debts of assignor, including fines and arrears interest; the SPE, at its sole discretion, shall be authorized to collect the relevant amounts from both the assignee and assignor, who are the principal payers.

Paragraph 2. Heirs or successors in any capacity whatsoever of Resident Institutions shall automatically subrogate the obligations hereunder.

Paragraph 3. Should Resident Institutions fail to notify and satisfy the SPE of subrogation of their responsibilities, they will continue to be liable for them.

Paragraph 4. The responsibilities undertaken by Resident Institutions may only be subrogated to third parties when ownership of property and rights on it are assigned concomitantly to subrogation.

Article 112. To enjoy its right of creditor, the SPE may use all means allowed for collection, including withdrawal of Drafts or Bills of Services against Resident Institutions or their heirs and successors, in any capacity whatsoever, taking them to court.

Article 113. The fees referred to in Article 108 are inalienable, irrevocable and unconditional, and no Resident Institution may refrain from paying them.

CHAPTER XVIII – PTCD'S EXPENDITURE AND CONTRIBUTIONS BY RESIDENTS INSTITUTIONS

Article 114. Every Resident Institution will contribute to covering for PTCD's expenditures as per

the budget set for each fiscal year, and its applicable contributions and/or fees shall be paid until the fifth (5th) day of each month.

Every Resident Institution shall also contribute with the quotas assigned to it upon apportionment of extraordinary expenses, and shall pay them up to ten (10) days after notification by the SPE of their collection, by registered letter or by protocol, unless if the size of expenditures warrants payment in installments.

Computation of the quota of apportionment of expenses for the venture shall consider the approached mentioned earlier in these Regulations, with establishment of an expected monthly expenditure, for calculation of contributions due, reaching at least the amount of expenses already consolidated or the average of the previous fiscal year, and may also be increased upon approval at a meeting called by the SPE of all Resident institutions for the purpose of validating other types of service or acquiring some sort of product of interest for most Resident Institutions, with the explicit consent of the SPE.

Paragraph 1. The construction works to establish the basic infrastructure shall be carried out by the SPE, and any other necessary work in the communal areas of Lot 1 of the PTCD shall be performed by the SPE, and its costs shall be the responsibility of Resident Institutions, each responsible for an amount corresponding to the quota of its ideal plot, calculated on the total area of the PTCD.

Paragraph 2. Each Resident Institution shall bear the costs of works on or infrastructure services of its sole interest, which may only be implemented with consent from the SPE.

Article 115. The following are charges borne by each of the Resident Institutions through their apportioned condominium expenses, this quota being calculated as set out above:

I - The insurance premium;

II - Taxes levied on plots of the PTCD, which are the property units that shall be deemed as separate properties for tax purposes;

III - Administrator's fees and wages of other employees;

IV - The costs associated to administration, management and maintenance of the venture, as well as the cleanliness of all communal items;

V - The costs of water, electricity and lighting on the common use areas and general areas of the venture; and

VI - The construction works and services of a collective nature that benefit the venture's structure and the property's communal areas.

Sole Paragraph. An integral part of the above charges shall be the profits pertaining to every product or service available to Resident Institutions in the PTCD, whose amount shall be calculated by the SPE pursuant to its business plan and according to the ongoing market average.

Article 116. For those Resident Institutions who fail to pay their contribution within the designated timeframe, a fine of two percent (2%) shall be applicable to the outstanding debts, plus interest on

arrears at the rate of one percent (1%) per month, all adjusted to the IGP-M index and calculated on a pro rata basis, from the due date for payment until the effective discharge.

Sole Paragraph. Should the IGP-M index cease to exist, the amounts will be adjusted according to the index to be adopted by the Federal Government in replacement to the IGP-M index or the index that best represents the inflation variation during the relevant period.

Article 117. Those construction works that are everyone's concern, regarding the venture's structure or the services that are common to all Resident Institutions, shall rely on monetary contributions of all Resident Institutions upon a prior budget approved at a meeting of all Resident Institutions called by the SPE, and the SPE may be in charge of taking them to court.

Article 118. A waiver of any of their rights by Resident Institutions under no circumstances shall be deemed as an excuse to release them from their charges.

Article 119. The costs associated to removal of items and objects dumped or placed in the common areas shall be charged to the Resident Institutions in the independent unit that has given rise to said costs, and the SPE may also charge for storage and shall enforce the penalties provided in these Regulations.

Article 120. All indoor fixtures for water, electricity, gas, and sewage for each independent unit shall be repaired at the expense of its respective Resident Institution when the damage takes place outside trunk lines. Everything that is the exclusive property of each Resident Institution shall be repaired and serviced by itself and at its expense.

Sole Paragraph. When a problem affects the trunk lines and is not caused by any Resident Institution or persons associated with it in anyway, even visitors, or where it is not possible to establish its cause, repairs shall be commissioned by the SPE and borne by all Residents Institutions, in cases that do not involve the liability of utilities.

Article 121. When it is demonstrated that a problem affecting the trunk lines has been caused by any of the Resident Institutions or persons associated with them somehow, even visitors, repairs shall be commissioned by the SPE, but the expenses shall be borne by the Resident Institution responsible, which shall also be liable to pay a fine as per described herein.

CHAPTER VIII - SANCTIONS

Article 122. The penalties on Resident Institutions for noncompliance of provisions in these Regulations by themselves or by persons associated to them in any way shall be determined according to the severity parameters set forth in the **Infractions Table**, whose minimum level shall be imposed by the SPE, based on reasonableness and proportionality between the acts and the applicable penalties, but this may be rectified in accordance with these Regulations by resolution at a meeting of all Resident Institutions convened by the SPE, through a vote with the participation of at least two thirds (2/3) of the ideal plots comprising the PTCD.

Sole Paragraph. Rectification may not exclude the situation for which a warning is issued for light violations, a fine for medium violations and contract termination and eviction or repossession in case of serious violations, nor the accumulation of any penalties, and it shall be restricted only to supplement or expand the types in these three (03) degrees of violation, as

well as amounts relating to the fines, all in accordance with the minimum amount charged by the SPE.

CHAPTER IX - INSURANCE

Article 123. The SPE shall obtain fire insurance for the communal areas of the PTCO from an insurer of its choice, based on market value.

Article 124. Insurance on the assets in Resident Institutions' respective properties units or under their custody shall be procured at the sole cost and responsibility of Resident Institutions. Such assets include inventory, furniture, fixtures, building, equipment and facilities, and the insurance shall also cover other events in their areas against fire hazards and other accidents that may damage their businesses and/or the business of other Resident Institutions.

Article 125. If the use made by Resident Institutions of their area or if the business conducted in it gives rise to termination of the insurance contract or reduction of the relevant assurance provided by the Insurer, Resident Institutions are then warned that if they fail to eliminate the cause of this situation the SPE may:

I - Terminate the contract held with the Resident Institution concerned; or

II – Enter the area and eliminate the cause by banning activities and removing assets, seeking compensation from the Resident Institution concerned for all costs incurred, plus an administration fee of ten percent (10%).

CHAPTER X - MISCELLANEOUS PROVISIONS

Article 126. In contracts that result in the transfer of possession, use or enjoyment of property units to third parties, Resident Institutions undertake to include the obligation of full observance of these Regulations.

Article 127. Pursuant to their contract with the SPE, Resident Institutions are not required to consult with other Resident Institutions regarding transfer of their rights and obligations on their property units, but they must obtain consent from the SPE.

Article 128. Resident Institutions undertake to observe, for themselves, their heirs and successors, these Internal Regulations by ensuring their full compliance.

Article 129. The SPE is guaranteed the right to place at the entrance or in a location of its choice in the PTCO a sign or panel on the venture without thereby having to provide any consideration, monetary or otherwise, to Resident Institutions.

Article 130. Under no circumstances shall the SPE be held liable for any damage or injury resulting from accidents, thefts, robberies or lost objects, vehicles, accessories or any other property remaining in garages, private and communal areas or inside vehicles.

Article 131. Upon completion of the basic infrastructure construction works, the SPE shall effectively make the PTCO available to Resident Institutions, and surveillance, management and

maintenance services for the venture, as well as the connections for electricity, water and sewage of communal use areas and entrance, shall have been deployed and in operation.

Article 132. It is strictly forbidden to use the services provided by employees of the SPE for the benefit of Resident Institutions (performance of private services of PTCD) during the working hours of said employees.

Article 133. It is strictly forbidden to have or use in the buildings of the PTCD any materials, objects, devices or equipment likely to affect in any way the health, safety and tranquility of the persons associated with Resident Institutions, or likely to interfere with the safety of equipment or adversely affect the continuity of services available at the PTCD, such as explosives, flammable substances, toxic and chemical products, etc., except when these are components of the equipment necessary for proper operation of buildings and under express authorization of the SPE, in compliance with all security restrictions at the PTCD.

Article 134. It is strictly forbidden to remove from or add any trees or other vegetation to the communal areas and sidewalks of the PTCD without express authorization of the SPE.

Article 135. A Resident Institution shall make arrangements for the repair or replacement of any part, device or item of common use which has been damaged by said Resident Institution or by persons associated to it anyway. Failing so, the SPE may do it and include the corresponding costs in the next monthly fee to be paid by the Resident Institution concerned.

Article 136. Any complaints or suggestions shall be submitted in writing to the SPE.

Article 137. Any damage or injury caused to third parties or assets of the PTCD by vehicles due to their improper maneuvering or circulation are the sole civil and criminal responsibility of their drivers and owners.

Article 138. Establishment of each Resident Institution at the PTCD must satisfy the criteria set out below, and any pending issues of said Resident Institution with the SPE must be resolved:

- I** - Establishment shall be communicated in writing at least fifteen (15) calendar days in advance to the SPE;
- II** - Resident Institutions must be compliant with all of their obligations with the SPE;
- III** - Vehicle (garage) and pedestrian access must be ready;
- IV** - The entire green area inside the property unit concerned must be fully in place;
- V** - The exterior finish of the building must have been completed so as not to compromise the appearance of the PTCD;
- VI** - All materials, equipment and debris must have been removed from the construction site;
- VII** - Resident Institutions shall ensure of the tab border of the property's front curb and pipes that may have been damaged; and

VIII - The construction site must have been vacated and the “original” vegetation must have been recovered after completion of the construction works.

Sole Paragraph. These obligations do not relieve Resident Institutions of other obligations with the Government of the Federal District regarding licensing and clearance of construction works.

Article 139. The following are rights of Resident Institutions:

I – Access the PTCO headquarters and other facilities allowed, enjoying all the privileges conferred pursuant to the provisions set forth in these Regulations;

II - Suggest to the SPE actions that are in the best interest of the PTCO;

III - Enjoy the facilities, benefits and communal areas available to Resident Institutions;

IV - Appeal administratively to members of the General Meeting of the SPE against its decisions.

V - Participate in standing or temporary committees;

VI - Attend meetings of all Resident Institutions convened by the SPE, or be represented at such meetings by an authorized proxy, with the right to discuss, propose, approve, challenge, reject, vote and be voted for, provided that the Resident Institution concerned does not have any outstanding contributions to the PTCO or any other amounts payable to the SPE;

VII – Review the books, records, accounts, balance sheets, bank statements and other documents and, at any time, request from the SPE information on issues strictly pertaining to the PTCO Administration; and

VIII - To record on the Complaints Book any criticism, suggestions, disagreements or disapproval against decisions and actions they deem detrimental to the proper administration of the venture, asking the SPE to take appropriate remedial measures as the case may be.

Article 138. The courts of Brasilia, Brazil, shall be the sole courts of jurisdiction, to the exclusion of any other, however privileged, to resolve any issues arising from these Internal Regulations.

Brasilia, DF, XXXX XX, 2013.