

**2020 K Street, NW, Washington, DC 20006  
Bike Storage Room**

**WAIVER AND RELEASE OF LIABILITY**

In order to use the bike storage room (hereinafter referred to as the "Bike Storage Room") located at 2020 K Street, N.W., Washington DC (hereinafter referred to as the "Building"), I,

\_\_\_\_\_, an employee of \_\_\_\_\_, a tenant in the Building,  
[Printed Name] [Tenant Name]  
having premises commonly known as Suite # \_\_\_\_\_ located in the Building, do hereby certify, covenant and agree as follows:

1. I understand that, in using the Bike Storage Room for storage of my bike, there may involve risks not known to me and not foreseeable at this time, including, without limitation, risk of loss or theft of, or damage to, my bike or accidental or other physical injury.

I HEREBY ASSUME THE RISK OF ANY SUCH LOSS, THEFT, DAMAGE OR INJURY AND FURTHER AGREE TO INDEMNIFY AND HOLD HARMLESS 2020 K CORP. ("OWNER") AND ANY AND ALL OFFICERS, DIRECTORS, SHAREHOLDERS, PARTNERS, EMPLOYEES, PERSONNEL, REPRESENTATIVES, ADVISORS OR AGENTS OF OWNER (COLLECTIVELY, "OWNER PARTIES"), AND OWNER'S AND OWNER'S PARTIES' SUCCESSORS AND ASSIGNS, FROM LIABILITY, LOSS, COSTS, DAMAGE, EXPENSE, CLAIM OR SUIT, WHATSOEVER, FOR ANY AND ALL INJURY, LOSS, HARM, COST, EXPENSE, CLAIM, SUIT OR DAMAGE RESULTING FROM OR RELATED TO MY USE OF THE BIKE STORAGE ROOM. I HEREBY WAIVE ANY CLAIM THAT I MAY HAVE AGAINST OWNER, OWNER PARTIES AND OWNER'S AND OWNER PARTIES' SUCCESSORS AND ASSIGNS FOR ANY (I) LOSS OR THEFT OF, OR DAMAGE TO, MY BIKE OR OTHER PERSONAL PROPERTY AND (II) INJURY, HARM OR DEATH TO MY PERSON IN CONNECTION WITH MY USE OF THE BIKE STORAGE ROOM. IN CONSIDERATION OF OWNER PERMITTING ME TO USE THE BIKE STORAGE ROOM FOR THE PURPOSES SET FORTH HEREIN, I HEREBY RELEASE, DISCHARGE, AND COVENANT NOT TO SUE OWNER, OWNER PARTIES OR THEIR SUCCESSORS OR ASSIGNS FROM ANY AND ALL LIABILITY, CLAIMS, DEMANDS, LOSSES OR DAMAGES, THAT RESULT FROM MY USE OF THE BIKE STORAGE ROOM INCLUDING THOSE RESULTING FROM ORDINARY NEGLIGENCE OF OWNER OR OWNER PARTIES, BUT EXCLUDING THOSE RESULTING FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF OWNER OR OWNER PARTIES.

2. I understand that the Bike Storage Room is unmanned and unsupervised at all times, and that Owner shall have no obligation to provide personnel, surveillance, or security in the Bike Storage Room or to otherwise protect me or my bicycle from assault or theft or other any other harm to my property or my person, and I shall enter and use the Bike Storage Room at my own risk.

3. I agree that I will not lend my security card to any other person and will not allow anyone into the Bike Storage Room with my security card or otherwise, on penalty of revocation without notification. I agree that I will be responsible for any damage to property or injury to person caused by any unauthorized person that I have permitted to enter the Bike Storage Room or the Building, and that I will indemnify and hold harmless Owner, Owner Parties and their successors and assigns from and against any claim arising as a result of such damage or injury.

4. I hereby represent that I am at least 18 years of age.

5. I agree that I will be responsible for any damage I cause to anyone's bike or to the BikeStorage Room while using the Bike Storage Room and shall indemnify Owner, Owner Parties and their successors and assigns from any claims from third parties related to any such damage.

6. I agree that I will only use the Bike Storage Room for the storage of my bike and for no other purpose whatsoever, including, without limitation, for storage of other personal property, including any personal

property of third parties. I agree that I will be responsible for any damage to property or injury to person caused by me or my bicycle in the Building, and that I will indemnify and hold harmless Owner, Owner Parties and their successors and assigns from and against any claim arising as a result of such damage or injury, and will reimburse Owner and/or Owner Parties for the cost to repair any such damage within thirty (30) days of written demand therefore.

7. I agree to use caution when exiting and entering the Bike Storage Room to prevent damage to walls and floors.

8. I acknowledge that I will abide by all rules and regulations governing the use of the Bike Storage Room that Owner may adopt from time to time.

9. I declare that I have read, understood, agree to the contents of this informed waiver and release of liability agreement in its entirety.

**Coronavirus/COVID-19 Participation Agreement, Assumption of Risk, And Waiver of Liability**

The novel coronavirus (SARS-CoV-2) and the respiratory disease it causes (COVID-19) (together, the “Coronavirus”) has been declared a worldwide pandemic by the World Health Organization. The Coronavirus is contagious and, as a result, many states, municipalities, and governing bodies have implemented restrictions on gatherings and person-to-person contact, including fitness-related activities.

**Lack of Symptoms.** You acknowledge and understand that symptoms of the Coronavirus include, but are not limited to, cough, shortness of breath or difficulty breathing, fever, chills, muscle pain, sore throat, new loss of taste or smell, nausea, vomiting, and diarrhea. **By signing this document, you expressly agree, represent, and warrant that you will not enter the Fitness Center unless in the 14 days prior to entering the Fitness Center: (1) you have not had, been diagnosed with, or been suspected of having the Coronavirus; (2) you have not experienced any symptoms of the Coronavirus and have not used any medicine that may reduce or eliminate any symptoms of the Coronavirus; and (3) you have not had any contact with anyone who has tested positive for the Coronavirus, experienced any symptoms of the Coronavirus, or self-isolated due to potential exposure to the Coronavirus.** You further acknowledge that the Landlord may implement procedures or rules to combat transmission of the Coronavirus and you expressly agree to comply with these procedures or rules and, if you do not, you will forfeit your ability to utilize the Fitness Center.

**Assumption of Risk and Liability Waiver.** You acknowledge the contagious and dangerous nature of the Coronavirus and understand and agree that utilizing the Fitness Center may increase your risk of contracting the Coronavirus. In recognition of all the possible dangers connected with the Coronavirus and in consideration of being permitted to enter the Fitness Center, by signing this document you expressly agree to knowingly and voluntarily assume and accept all risk and responsibility related to your possible exposure to or contraction of the Coronavirus.

**USER OF BIKE ROOM STORAGE:**

Individual’s Name: \_\_\_\_\_

Kastle Card Number: \_\_\_\_\_

Company Name: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Bike Description:

Bike Color: \_\_\_\_\_

Make: \_\_\_\_\_

Type: \_\_\_\_\_

Other: \_\_\_\_\_

Please return this form to JLL Management Office via email to [siden.aquino@am.jll.com](mailto:siden.aquino@am.jll.com) ▲