

EXHIBIT E.1

AREYA ESCOBEDO INDUSTRIAL PARK OPERATING REGULATIONS

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Chapter 1 GENERAL PROVISIONS

Section 1.1 Purpose

These Operation and Functioning Regulations, (hereinafter the "Regulations"), have the objective and powers of administration, and will be applicable to all properties comprising the industrial park called "Areya Escobedo Industrial Park" (hereinafter the "Industrial Park" or "AEIP"), as well as to each and every one of its Users such as Tenants and Landlords; and consequently its employees, suppliers, designers, contractors and clients and any third party related to all of the above without limitation.

The purpose of these Regulations is to order the development of the AEIP's land and its use, as well as to regulate the settlement and use of the Industrial Park by Tenants, Landlord, and their industries with the goal of preserving the environment, regulating the operation of its Users, conserving and maximizing its resources, as well as safeguarding the urban image of the Industrial Park.

Section 1.2 General objectives

The purpose of these Regulations is to help all Users understand and comply with the regulations regarding the use of the Industrial Park facilities and all applicable laws, to ensure such Users know and clearly understand the guidelines relating to the possibilities of developing their projects and constructions (when authorized in writing by Areya Desarrollos Industriales S.A. de C.V.) as well as the specifications regarding the quality of materials and image required within the Industrial Park. These Regulations have the following general objectives:

- i) The maintenance of all Properties and common areas comprising the Industrial Park in excellent sanitary, clean and aesthetic conditions, which seek to maintain and increase the capital gain of the entire Industrial Park.
- ii) Promote a cordial, harmonious and safe environment within the Industrial Park, which contributes to improve the operating and working conditions of all Users.
- iii) Regulate the development of the properties and buildings comprising the Industrial Park, as well as the operations of its Tenants, Landlord, and Users, which must be developed in a continuous, clean and orderly manner; regulating the development of the industries of each of the Users to establish, grow and expand in an orderly, clean and continuous manner.
- iv) Safeguard the operations of the industries of the Users established in the Industrial Park against inappropriate use and operations considered dangerous for such Users, and the properties comprising the Industrial Park.
- v) Promote the execution and construction of projects with appropriate facilities and in compliance with these Regulations and applicable laws, as well as prevent the execution of projects without aesthetics, use of inappropriate materials and facilities, interference with the park's master development project, unsafe or risky constructions, among others.

Section 1.3 Industrial Real Estate Development

To identify the industrial real estate development which at the date of preparation of these Regulations is in the planning and development process, for the purposes of these AEIP Regulations.

For the clarity of all Users, the Landlord has appointed the company named “Areya Desarrollos Industriales, S.A. DE C.V.” (hereinafter “ARADI” or the “Administrator”) as AEIP administrator, an entity that will act as the Landlord's authorized legal representative to manage, regulate and defend any matter related to AEIP, as well as its development.

AEIP is domiciled on the “Libramiento Noreste S/N Km. 22, col. Santa Martha Fomerrey, Escobedo, Nuevo León, México.” land on which industrial, light, and non-polluting land use operations can be established and incorporated.

The property comprising the AEIP has a land area of approximately 17 hectares of land. The property is composed of some industrial lots and commercial lots adjacent to the Reynosa Highway.

Section 1.4 Mandatory

AEIP is a means of promotion, construction, development of operational and commercial activities, within a diverse community of Users, companies, and people, who live or will live there requiring a coexistence that needs to be regulated.

Therefore, these Regulations are mandatory for any User or resident such as, without limitation, tenants, buyers, sellers, or any employee, client, or supplier of the aforementioned, who agree with their Landlord and / or AREYA to abide by these Regulations of the Industrial Park.

Chapter 2 GENERAL DEFINITIONS

Section 2.1 Industrial Real Estate Development

For purposes of these Regulations and in order to promote a better understanding, the terms identified below will have the meaning assigned to each of them:

- I. **Administrator.** It is the legal entity authorized by the Landlord to act on any matter related to the administration, maintenance, and preservation of AEIP: The Administrator is also empowered to attend to any matter related to any authorization and regulation applicable to the Industrial Park. For purposes of this Regulations, the Landlord has designated Areya Desarrollos Industriales SA de CV as Administrator.
- II. **ARADI.** Areya Administradores de Desarrollos Industriales S.A. de C.V.
- III. **AREYA.** Areya Desarrollos Industriales S.A. de C.V.
- IV. **Tenant.** Any individual or legal person who from time to time enters a lease agreement with the Landlord for leasing a portion of the Industrial Park for manufacturing, transformation, or storage of products.

- V. Urban equipment.** It refers to any physical component integrating the architecture and spaces of the Industrial Park, such as facilities, landscaping, lighting, signage, benches, garbage cans, decorative elements, among some others.
- VI. Industry (s) and / or Industrial Operations.** Any activity carried out by a User whose purpose is to manufacture, exploit, or transform natural or artificial products through any mechanical, physical, biological, chemical process or carry out any activity related to the storage and distribution of any product.
- VII. Non-Polluting Light Industry.** Refers to an Industry whose transformation and / or storage activities, do not represent in general terms a problem or risk or potential impact on the environment, neither for the Users and residents of the industrial park nor for neighboring properties nor for society in general.
- VIII. Hazardous Industry.** Industries that, in their transformation or storage processes, manipulate substances or products adversely affecting the environment, in accordance with the applicable environmental laws in Mexico or that may substantially affect the Users of the Industrial Park, neighboring properties and society in general.
- IX. Industrial Park or AEIP.** Areya Escobedo Industrial Park, which is a geographically delimited area of land for the development and settlement of industries in accordance with the definition and characteristics described in these Regulations.
- X. Landlord.** Holder of the legitimate property of the Industrial Park through an individual, legal entity, trust or financial institution as applicable.
- XI. Regulation.** This document called Operation and Functioning Regulations.
- XII. Land Use.** Refers to the authorization in accordance with the master plan for zoning of economic activities of the state of the republic on which the Industrial Project was developed and will be developed.
- XIII. Users.** Any individual or legal entity, who from time to time may lease, transit or visit the Industrial Park, including but not limited to employees, clients, subcontractors and / or suppliers, of the Landlord, Administrator or tenants and any third party related to them.

Chapter 3 POWERS OF THE ADMINISTRATOR

Section 3.1 Powers of the Administrator

The Administrator is the entity responsible for regulating and managing any matter related to the Industrial Park, including but not limited to:

- I. Exercise inspection, authorization and rejection activities of any construction project, improve any part and component on the properties comprising the AEIP, which, due to its engineering, design, aesthetic, architectural or operational characteristics endanger the environment, or some other type of regulation established herein, property lease agreements, construction specifications of the properties, and / or these Regulations.
- II. When applicable, coordinate activities of the corresponding authorities which carry out or intend to carry out inspections, suspensions or cancellations of any construction work within and in the perimeter of the Industrial Park, which do not comply with the design and

engineering provisions or corresponding legal provisions, in cases in which the Administrator considers that Users and residents of the Industrial Park are being endangered.

- III. Authorize and / or assist, as applicable, any connections of potable water and sewerage, electric power, telephone or any other applicable utilities, as well as manage the administration and collection of fees for the aforementioned utilities as applicable.
- IV. Perform coordinating activities and / or execution of limitation or suspension of any utility when a Tenant is in default of payment in terms of its lease agreement for 1 (one) month or more.
- V. Assist, reference and / or support Users to coordinate with all Civil Protection authorities to keep their active and approved Contingency and Emergency Plan up to date and in force in case of disasters, emergency plans, fires, spills, etc.
- VI. Provide plans, sketches, or information containing the necessary data of the properties integrating the AEIP, including information of documents such as cadastral files, official number, location, lots number or any classification.
- VII. Conduct general inspections to ensure compliance with these Regulations and any other municipal, state and federal laws or regulations applicable from time to time.
- VIII. Ensure compliance with the regulations in force on urban development, such as the "General Law of Ecological Equilibrium" of the Mexican State and "Law of Environmental Protection" as well as any other ordinance issued in the future from time to time. environmental matters, as well as regulations related to land use, water and electricity use, and regulations related to the prevention and control of environmental pollution in general.
- IX. Coordinate and / or approve the activities of operation and intermediation to lease to a different Tenant, as well as to participate in the activities of sale of a Property of the Landlord to a third party, even in the event of alienation of a Property.
- X. Charge the fees required for the maintenance of the Industrial Park, including the fees corresponding to the recovery of the investment in the purchase and maintenance of current or future infrastructure works. By collecting the corresponding fees, provide the minimum basic infrastructure services for the operations of the Users, such as:
 - a) Drinking water and sewerage distribution and storage network, as applicable;
 - b) Lighting and electrical power distribution network, as applicable;
 - c) Distribution network and / or channeling of telephony services, as applicable.
 - d) Sanitary sewer network;

- e) Have the authority to execute and / or coordinate the intermediation or review activities in accordance with the regulations in force, in order to verify the quality of the wastewater discharges of each User to the Industrial Park's sewage system is in compliance with or satisfies the provisions of NOM-002-ECOL-1996, or the particular discharge conditions set by the Industrial Park Administrator, as well as taking the necessary measures for compliance and to treat the wastewater from the authorized discharges. The Administrator will have the authority to sanction Users for non-compliance with any of the above-mentioned provisions at any time;
 - f) Maintenance, garbage collection, security, and surveillance of the common areas of the Industrial Park.
- XI. In the event the Industrial Park requires to provide or provides any public service to the Users, the Administrator may establish specific conditions for the provision of the services granted by the Landlord and Administrator, such conditions to be established in the service provision contract signed by the Landlord with each User.
- XII. Any other established by these Regulations or the documents related thereto.

Chapter 4 LAND USE

Section 4.1 Land Use for Tenants and Users

The development objective of the Industrial Park is to promote the activities of non-polluting light industry, in order to carry out manufacturing, assembly, engineering, research, storage, loading, unloading and other activities in the Industrial Park buildings through an operation not interfering with other Industries and the construction and development of new industries; Tenants and Users will be required to maintain at all times the Industrial Park clean, free from environmental and visual pollution, noise, toxic emissions, hazardous radiation, electromagnetic interference, vibrations, etc. interfering with the operation of the other Tenants and Users of the Industrial Park.

Section 4.2 Building Construction

New industrial buildings in inventory, also known as speculative buildings, may be constructed within the Industrial Park for the purpose of selling or leasing such properties to potential tenants or customers.

Regarding the preceding paragraph, the Tenants or Landlord will also be able to carry out new constructions or extensions within the limits of their property, in any of the cases of this section, or those provided for below; Tenants or Landlord are required to comply with the norms of these Regulations, as well as to obtain the express authorization of the AREYA administrator.

Section 4.3 Non-Permitted Uses

Hazardous Industry, is totally prohibited by the competent authorities as well as by the Landlord, by AREYA and by AEIP, therefore, it is strictly and expressly forbidden to house the AEIP facilities any material or

product related to uses of hydrocarbon exploitation or refining industries, foundries, petrochemicals, chemicals, facilitier manufacturing facilities, agricultural, cellulose, and paper, those causing unpleasant odors, parking any type of vehicle on public roads and common areas, storing mobile homes, disposal or unloading of garbage and any other use considered inappropriate for the Industrial Park in the full judgment of AREYA.

Section 4.4 Non-Permitted Commercial Activities

Any activity, signage, propaganda, advertising or any other type of activity affecting the security, operation or image of the Industrial Park is prohibited within the facilities; all such activities must be expressly authorized by AREYA.

Regarding the activity or installation of businesses offering commercial services such as banks, nurseries, courier facilities, first aid, food, convenience stores, among others, such activities and services may be authorized in writing only by decision of AREYA.

Chapter 5 GENERAL REGULATIONS

Section 5.1 Normativity

All Tenants, as well as Users, who have direct or indirect interaction with the Industries and the Industrial Park must be in compliance with the following regulations under this paragraph and any other environmental law in force in the country, as well as any change of law that occur from time to time even when it is not expressly mentioned in this Regulation; all of the above with the sole purpose of safeguarding AEIP's environmental integrity.

NOM-002-SEMARNAT-1996
NOM-003-SEMARNAT-1997
NOM-004-SEMARNAT-2002
NOM-044-SEMARNAT-2017
NOM-052-SEMARNAT-2005
NOM-133-SEMARNAT-2000
NOM-165-SEMARNAT-2013

Chapter 6 CONSTRUCTION PROJECT AUTHORIZATION

Section 6.1 Project approval

Any project for the construction, expansion, alteration or demolition of any building or any other facility in the Industrial Park (“Construction Project”) requires a written request from the Tenant for such purpose and prior written approval issued by the Administrator. The requirements of the Construction Project will include plans, construction schedule, insurance, safety plan, specifications, materials to be used, landscaping, parking lots, unloading areas, connections, and utility facilities, etc., and must comply with these Regulations and the corresponding municipal and regulatory permits.

Section 6.2 Project Authorization Timing

AREYA's request for authorization of a Construction Project must be submitted in person and a detailed explanation of the Construction Project, at least 30 (thirty) business days prior to the commencement of the work related to the Construction project contemplated. Once all information on the Construction Project has been presented in a complete and satisfactory manner to AREYA, AREYA will resolve its authorization in a period of no more than 7 (seven) business days after the date of presentation of such Construction Project.

Any modification required by AREYA during its review of the Construction Project proposed by Tenant must be submitted to AREYA for final authorization at least 30 (thirty) business days prior to the date on which the Tenant wishes to commence construction work on the Construction Project.

Section 6.3 Duration of the Construction Project Authorization

Any authorization of a Construction Project will be valid for 90 (ninety) business days from the effective date of authorization by AREYA. After such date, such authorization will no longer be in effect, therefore, the Tenant will be required to carry out a new process to update timing, conditions and other elements required to obtain again the authorization corresponding to the proposed Construction Project.

From the date the Tenant obtains the authorization corresponding to the Construction Project from AREYA, the Tenants will have 12 (twelve) months at most to execute the construction contemplated in the Construction Project, in case this limit is exceeded, the Tenant must obtain the permit for the execution of the Construction Project from AREYA again, informing in writing the reasons that caused the delay in the construction contemplated in the Construction Project, AREYA must respond to the Tenant's new request for authorization within 7 (seven) business days from the date on which the Tenant requests the update of the Construction Project authorization.

Any modification required by AREYA during its review and / or authorization must be presented again to AREYA for final authorization at least 30 days before starting the construction works.

Section 6.4 AREYA's Limit of Liability

AREYA's responsibility regarding the approval of Construction Projects proposed by the Tenants of the Industrial Park is limited and only to ensure compliance with these Regulations, therefore, AREYA under no circumstances or circumstances will be responsible for:

- a) Proper development plan for any project, material, installation, employees, or equipment, even if the design, engineering or construction has been approved by AREYA.
- b) Contents of calculations reports, plans, studies, and specifications, but not limited to, related to the structural design and the calculation or stability of any structure or device.
- c) Supervision, construction supervision, penalties, as well as partial or total suspension of the works carried out by any environmental, municipal, state, federal agency or even by AREYA itself. AREYA will not be responsible for any failure to comply with the rules contained in these Regulations or the legal

provisions in force and their updates at the time of carrying out the construction, remodeling, or improvement activities.

- d) Any type of damage caused by the Tenants or Users to neighbor properties or third parties resulting from the execution of any Construction Project, even though all the above has been approved by AREYA.

Chapter 7 PROHIBITIONS AND RESTRICTIONS

Section 7.1 Maneuvering Areas for Loading and Unloading

No loading and unloading maneuvers or operations may be performed in front of the facades and main and secondary accesses of the buildings comprising the Industrial Park, as well as in the vehicular parking areas, sidewalks, pedestrian walkways, landscaping and common areas of the Industrial Park. Such maneuvers must be carried out in the designated areas according to the project or projects authorized by AREYA.

For safety and aesthetics reasons and to have harmony among the occupants of the Industrial Park, all loading and unloading operations carried out within the facilities of the Industrial Park will always avoid causing obstructions and / or situations hindering the proper use of the Industrial Park.

In the event the above is not possible to carry out unloading operations and maneuvers even in the areas authorized for this purpose, the Tenants and / or Users shall carry out partial or total constructions through a visual and harmonious barrier not conflicting with the aesthetics of the Industrial Park.

Additionally, all Tenants, Users and Landlord shall always comply with AREYA's observations and apply the necessary medical measures to always keep AEIP'S properties free of visual pollution.

Section 7.2 Outdoor Storage

It is prohibited for Users to store commodities, raw materials, or any other items outdoors, unless such storage is duly hidden from direct view from the street and represents or implies no risk to the company or any of its neighbors.

Section 7.3 Parking lots and vehicle transit

Parking any type of vehicle on the main common roads of the Industrial Park and its future secondary roads is strictly prohibited, therefore, all AEIP Users agree that AREYA will act accordingly in accordance with these Regulations and current municipal laws to remove any type of vehicle that violates this regulation. Likewise, if AREYA or the Landlord incurs costs for the removal of the vehicle, the cost will be paid by the Landlord of the non-compliant vehicle.

Section 7.4 Bus Stations

If the use of personnel buses is required, such buses must comply with Section 7.3 of these Regulations, and obey the areas designated by the project previously authorized by AREYA, to carry out the work loading and unloading passengers.

Section 7.5 Damage to Urban Equipment

If any User partially or totally damages the pavements, or urban equipment of AEIP, such Users will be responsible for making all necessary repairs to return such elements to their original state.

Chapter 8 FACADES AND EXTERIOR ELEMENTS

Section 8.1 General Facade Criteria

All elements and constructions forming part or all of the facades of the buildings comprising the Industrial Park must comply with the following:

- a) The aesthetics and appearance of the exterior wall on the front of the building shall always remain neat and clean. The Tenant or Landlord will be responsible for keeping the painting of their building in good condition, as well as any structural or decorative element of it in good condition.
- b) For any remodeling or construction of new elements on the facades of any industrial building by the Users, and in order to preserve the image and quality of the Industrial Park, all materials used on all walls and exterior elements of the buildings must use materials such as precast solid concrete walls with combinations and decorative inserts of aluminum panels, glass or similar; all of the above with the prior approval of AREYA.
- c) All building walls and external walls of buildings, fences, guardhouses and any other construction, visible to the main roads must be attractively finished, and blend well with the entire architectural project of AEIP.
- d) Walls or fences may be built within the Industrial Park areas or its boundaries, except in the front strips part of the Industrial Pak and in facades areas where they will be kept free of walls or visual obstructions of any kind.
- e) Any boundary of blacksmithing, mesh or metal fences, adjacent to the accesses adjoining AEIP main roads must have a clean and orderly environment and aesthetics.
- f) All equipment, items or objects placed on the roof of any building in the Industrial Park, including electrical equipment, air conditioning equipment, chimneys, air purification equipment, fans, or any other equipment, will be hidden by slopes, parapets, or any other architectural barrier.
- g) No electrical or natural gas substations may be placed on the main facade. However, all these installations shall be hidden from the street or have some type of visual screen to hide the elements of these installations.

Chapter 9 ADVERTISEMENTS AND POSTERS

Section 9.1 Announcements and Posters Overview

Regulations for sign portability on Industrial Park buildings are governed by the criterion of quality aesthetics, therefore, Tenants and Users must comply with the following:

- a) For any sign, billboard or poster installation required by any Tenant to be placed within the Industrial Park, AREYA's approval shall be issued through a detailed document showing its design, location, infrastructure and materials.
- b) All signs identifying the name of the business (Tenant) will be illuminated by proper or indirect lighting at night. Large, illuminated signs are prohibited.
- c) Any Tenant or Landlord of a lot is allowed to install temporary aesthetic signs during the development of a Construction Project. No signs advertising the name of construction companies will be allowed, unless expressly authorized in writing by AREYA.

Chapter 10 WATER AND DRAINAGE SERVICE

Section 10.1 Water Services Overview.

All Tenants and Landlord of AEIP must comply with the following indications:

- a) The design of their pressurized water conduction system and the water consumption of their own operation shall be considered by all Industries, aware that it is a vital source and should not be wasted, therefore, all possible efforts shall be made to use it in a rational manner and avoid excessive waste. Any penalty for misuse of the service will be directly with the Tenant or Landlord who uses the service.
- b) Each Tenant and User will install the containers necessary for the use of water from its operation and the building services should ideally store enough water for at least 12 (twelve) hours and provisionally supply water in case of any outage or damage to the main network. This is to guarantee a continuous water supply if there is an interruption of service by the local water utility companies.
- c) Each lot of land will have drinking water at the property boundary, and the minimum diameter of the water inlet is $\frac{3}{4}$ inches. The Tenant and User or Landlord will pay any other requirement on their own expense and will provide the corresponding contributions and service fees to the service provider.

Section 10.2 Sewer Services Overview.

All AEIP Tenants and Landlord AEIP regarding the non-industrial sewer service are required to observe the following guidelines:

- a) The lots of land and the industrial buildings comprising the Industrial Park will have at least a 4” (four-inch) minimum diameter pipe, if a Tenant or Landlord requires an extraordinary volume of discharge during peak hours (or for any reason), the Tenant or Landlord will build, at its own expense, the appropriate drainage after the corresponding Construction Project has been approved.
- b) AREYA, is exempt from any responsibility for inappropriate discharge of sewage water into the local municipal drainage or not allowed by the corresponding sanitary authorities.
- c) Discharging into the drainage network or allowing leaks into the land of any pollutant contaminating wastewater, containing radioactive material or any other hazardous substance that could risk people's health, or cause any damage to the Industrial Park that threatens the life of plants and animals, is prohibited.
- d) All the processed or residual waters discharged by the Industries established in the Industrial Park and released to the drainage network of the Industrial Park shall meet the required conditions to prevent:
 - Blockage of collectors;
 - Damage to the network of materials, registers, and other elements of the drainage network;
 - Modifications or obstacles to the proper use or operation of the system, and hydraulic capacity of the collectors.
- e) All waste water discharged by Tenants or Landlord into the collection sewage network of the Industrial Park must have the measuring registers determined by the Ministry of Urban Development and Ecology or the agency in charge.

Chapter 11 STORM DRAIN

Section 11.1 Stormwater Overview

Any Construction Project shall take into consideration a stormwater collection and conduction project (the “Stormwater Project”).

The Stormwater Project shall take into consideration the collection of water from rivers, live streams, dry streams, roads, parking lots, roofs, etc., which may be conducted onto the streets of the Industrial Park or into the storm drainage system as appropriate.

All Parties, related to Landlord, Administrator, and Tenants, acknowledge and agree that storm water has free flow and unrestricted right to pass between a property and its buildings. Ducting storm water into the sanitary sewers is prohibited.

Chapter 12 OUTDOOR AREAS

Section 12.1 Landscaping and Sidewalks Overview

The Industrial Park will have landscaping areas in harmony with the design of the industrial lots within complying with the following requirements:

- a) Each lot must have a green and landscaped area free of leafy trees, and each building must have a landscaped area with permanent maintenance.
- b) Any new building or remodeling will have a limited term of 30 (thirty) days from the date the construction and heavy works of the buildings should have been completed to build and decorate their gardens.
- c) Building sidewalks on the street(s) along the entire front of the Industrial Park except for the driveway shall be properly designed and maintained in accordance with AREYA's maintenance manual.
- d) All sidewalks may be built with materials such as hydraulic concrete in designs previously approved by AREYA. All sidewalks must have a 2% (two percent) minimum slope to keep water away from buildings.

Section 12.2 Exterior lighting

Every industrial building must have exterior lighting, including service and surveillance areas, secondary accesses and main access, as well as decorative lighting for the facade.

The exterior and perimeter lighting system of the building must always remain on during periods of absence of light to guarantee the safety of other Users, as well as to comply with and respect the criteria of automatic and architectural lighting of the facades and accesses, to guarantee the nighttime aesthetics of the buildings.

Chapter 13 FIRE PROTECTION SYSTEMS

Section 13.1 Fire Systems Overview

Each Construction Projects to be built within AEIP must have a fire protection system to protect the occupants, equipment and facilities from any risk, such system must be in accordance with the ordinance and authorization of operation by the competent authority of each Tenant or Landlord.

If a building is constructed in the Industrial Park and AREYA authorizes the Construction Project, AREYA will not be bound thereby, since each Tenant or User will be responsible before the authority for taking the necessary measures and risks; however, all Tenants and Users of AEIP are required to comply with the following:

- a) Any industrial building within AEIP must have some corresponding fire protection measure, depending on the manufacturing process, content risks, stored product, as well as the type of machinery and facilities.
- b) In connection with the previous paragraph, fire protection systems must be approved first by the appropriate authority and then submitted to AREYA for approval in accordance with the procedure of Section 6.5. AREYA, in any case, requires as a protection system, a system based on chemical fire extinguishers, conveniently located in all facilities, in attractive and easy-to-reach places.
- c) For industrial operations in which the storage of flammable liquids or gases is necessary, care will be taken to ensure such materials are isolated from other facilities and neighboring buildings, through the construction of isolated and appropriate rooms in accordance with Mexican standards. Such isolated rooms must have the characteristics established by the competent authorities, on the understanding the design and construction thereof is the sole responsibility of the Landlord and landlords requesting these works on AEIP lots.
- d) Any work under construction or installation process must provide minimum fire extinguishing systems and contingency plans duly established for all occupant of the work.

Chapter 14 ENVIRONMENTAL PROTECTION

Section 14.1 Spills and Discharges

Filtering, emptying, leaving on surfaces, releasing or discharging any type of solid or liquid element contaminating the environment, the Industrial Park or endangering the health of AEIP Users, is strictly prohibited. If any manufacturing or transformation operation of the industries requires discharge of atmospheric pollutants such as dust, fumes, vents, gases, radioactive materials and others, such discharge must be in accordance with the use of the soil and in compliance with applicable federal and local applicable law and, therefore, the industries should install any required devices for proper administration.

Section 14.2 Prohibited Products

The competent authority and / or AREYA will govern, limit or, if applicable, prohibit the use of substances such as pesticides, fertilizers, defoliators, radioactive materials, and other substances within the Industrial Park in cases where their normal or improper use causes contamination.

Section 14.2 Hazardous wastes

Any User using or disposing residues and wastes from its operating processes within the Industrial Park may do so under the applicable regulations, procedure or laws subject to written approval of the pertinent municipal, state, government, federal or international agencies.

Chapter 15 COMMON AREAS AND BUILDINGS MAINTENANCE

Section 15.1 Maintenance of Common Areas

AREYA is responsible for planning, coordinating, and executing all maintenance of common areas of AEIP, such maintenance will be carried out on the streets, sidewalks and urban equipment of AEIP; AREYA will also be responsible for carrying out the administration and payment of the surveillance, garbage collection, and utility services.

AREYA from time to time and based on the increasing cost of urban services and equipment, may at its discretion, calculate, modify, and charge each User, without prior authorization, an annual maintenance fee corresponding to administration and maintenance costs, such annual fee will be charged to all Users based on multiplying the square feet leased or owned by each AEIP User.

Such maintenance fee will be paid on an annual basis and within 5 (five) days after the date on which the Tenant or Landlord receives the corresponding invoice. This fee will be calculated on the basis of the total meters or square feet of construction in each lot or in accordance with the terms agreed in their respective lease or purchase and sale agreements.

The fee will be notified to the Tenants and Landlord within AEIP in writing 15 (fifteen) business days prior to the collection date. Once Tenants and Landlord are notified, they Landlord will be required to pay the fees notified by the Landlord or by AREYA, and any late payment, in accordance with Section 17.2.

Section 15.2 Building maintenance

All Tenants or Landlord buildings and facilities Landlord will be responsible for the maintenance and upkeep fees of their facilities within the Industrial Park and under no circumstances should the buildings and facilities be abandoned, deteriorated and in evident lack of maintenance.

In view of the foregoing, the Tenants, Landlord or Users of AEIP Buildings, will follow as a minimum maintenance guide the "Maintenance & General Use Manual of Industrial Buildings" attached to this regulation, as well as all requirements stated in the letters of guarantees, included in the construction and its equipment of the building; for the purpose of maintaining the quality and useful life of the building in excellent condition.

Chapter 16 COMPLIANCE INSPECTION

Section 16.1 Inspection and Compliance Process Overview

AREYA, as Administrator of these Regulations and representative of the Landlord, has the following authority:

- a) AREYA, has the authority to inspect from time to time or when deem convenient, any installation, building or construction to regulate, maintain the safety and harmony of all AEIP Users.

- b) AREYA will verify, when necessary, for the benefit of all Users, proper installation of all services such as power lines, substations, telephones, water, sanitary drainage, storm drainage, gas pipelines and any other similar services, as well as restricted areas and facilities to prevent fire, parking, storage of flammable or hazardous materials.
- c) AREYA designated personnel shall have the right to enter any parking lot or any building in the Industrial Park at any time without prior notice, unless otherwise determined. This right is intended to ensure the implementation of these Regulations at any time.
- d) In the event of an accident or loss occurs in a building, AREYA will have the right to enter the building and protect AEIP security through its technical inspection representative(s). The foregoing must be done appropriately and when the risk situation allows it.

Chapter 17 BREACHES AND SANCTIONS

Section 17.1 Notice of Default

Should the Tenant or any Landlord be found in noncompliance or violation of the provisions of these Regulations, the Administrator must notify the Landlord or Tenant in writing to remedy the situation of non-compliance within a maximum period of: i) 30 (thirty) calendar days; or ii) within 1 (one) (business day, when such violation affects third parties or any other Tenants or Landlord within the facilities comprising the Industrial Park (hereinafter the "Remediation Period").

Section 17.2 Penalty

Once the Remediation Period has elapsed, and if the User or Landlord is not in compliance with the provisions of these Regulations, or the notifications presented by AREYA, such User or Landlord will be obliged to pay a daily penalty of USD \$ 1,000 (one thousand American Dollars 00/100) legal currency in the United States of America, as long as the non-compliance is not remedied.

If the non-compliance situation described in the previous paragraph auctions for more than 1 (one) month from the date on which the Remediation Period would had ended, the Administrator may choose to increase the amount corresponding to the daily penalty by 50% (fifty percent) and if such non-compliance subsists for more than 2 (two) months from the date on which the Remediation Period would had concluded, the Administrator may choose to increase the amount corresponding to the daily penalty by 100% (one hundred percent). The foregoing in the understanding the penalty payment will be independent and in addition to any other cost the User should pay in terms of these Regulations.

Chapter 18 AEIP SAFETY REGULATIONS

Section 18.1 SAFETY REGULATIONS

Any User, Tenant, permanent or occasional passerby, and any supplier or client of the aforementioned, without limitation, shall be subject to the Safety Regulations of the AEIP Industrial Park. AREYA, for its part, will cooperate and make its best efforts to ensure compliance with Regulations, attached as Annex 19

Chapter 19 UNEXPECTED SITUATIONS

Section 18.1 Unexpected Situations or Circumstances

Any unforeseen circumstances or any situation not contemplated in these Regulations shall be resolved by AREYA as Administrator of all Industrial Park activities, between the affected parties in a safe, diligent, and orderly manner.

Chapter 20 AMENDMENTS

Section 19.1 Amendments to these Regulations

These Regulations may be modified from time to time by the Landlord or by AREYA, as a result of unexpected situations, conflicts, or continuous improvement, provided such modifications cause no undue damage or prejudice to the industries previously located within AEIP. It is understood by all Users and occupants of the Industrial Park such amendments shall become effective at the time AEIP Landlord or AREYA declares them amended or notifies in writing the tenants, Landlord or Users of the AEIP.