

LICENCE FOR USE AGREEMENT

THIS AGREEMENT made the ___ day of _____, _____.

BETWEEN:

LANDLORD
(hereinafter called "the Landlord")

OF THE FIRST PART

- and -

TENANT
(hereinafter called "the Tenant")

OF THE SECOND PART

WHEREAS:

A. The Landlord is the registered owner of lands and premises located at _____,
_____ (city), _____ (province/territory), Canada legally described as:

upon which lands is constructed a building (which lands and building are hereinafter called "the Lands"); and

B. The Tenant wishes to have access to and use of certain portions of the Lands at certain times each month and the Landlord wishes to permit such access and use.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the fees to be paid and the covenants herein on the part of the Tenant, the parties hereto agree as follows:

1. The Landlord hereby grants to the Tenant on the terms hereof the following license:

(a) to use that portion of the Lands on specified days as follows:

(b) to use that portion of the Lands for storage as follows:

for the term of ___ year(s) commencing on the ___ day of _____, _____ (the "Anniversary Date"), and ending the ___ day of _____, _____, the Tenant paying the fees set out below.

2. The Tenant hereby covenants with the Landlord as follows:

(a) to pay the Landlord during the term of this Agreement and subject to any increases in fees implemented by the Landlord in accordance with the terms of this Agreement, and to pay during any time the Tenant makes use of the Lands following the end of the term if the term has not been renewed a usage fee of \$_____ (or such otherwise increased fee) per year, payable in equal monthly installments on the first day of the month or by pre-payments if the Tenant so chooses;

- (b) to pay the Landlord during the term of this Agreement and any renewal hereof for each special use or event as per the attached Schedule of Additional Costs as invoiced by the Landlord from time to time. The Schedule of Additional Costs may be amended by the Landlord from time to time on ____ months' notice to the Tenant;
- (c) to pay the Landlord during the term of this Agreement and any renewal hereof all taxes, rates, duties, levies and assessments whatsoever, including business taxes and rental taxes, whether municipal, state/state/provincial, federal or otherwise, specifically including any Goods or Services Tax or similar tax, levied, imposed or assessed after the Anniversary Date in respect of operations at or occupancy of the Lands by the Tenant, or conduct of business in, from or on the Lands by the Tenant;