

Schedule A
Agreement to Lease – Commercial

Form 512

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT: ACME Manufacturing Inc., and

LANDLORD: 281827 Ontario Limited

for the lease of 416 Industrial Parkway, City of Anycity, Region of Anyregion

..... dated the 15th day of April, 20.. XX

This Offer is conditional upon the approval of the terms hereof by the Tenant’s solicitor. Unless the Tenant gives notice in writing delivered to the Landlord personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 6 p.m. on the 20th day of April, 20xx, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Tenant in full without deduction. This condition is included for the benefit of the Tenant and may be waived at the Tenant’s sole option by notice in writing to the Landlord as aforesaid within the time period stated herein.

The Tenant’s use of the premises is to comply with all requirements of the municipal zoning bylaws, the requirements of the Ministry of the Environment, and the rules and regulations of the Environmental Protection Act and any amendments thereto.

The Tenant agrees to indemnify and hold harmless the Landlord from and against any claims, demands, losses, costs, damages, actions, suits, or proceedings that may be brought or commenced by anyone or any group, including any environmental agency or group as a result of the Tenant’s use of the premises or any breach by the Tenant of any rules, bylaws, and regulations.

The Tenant warrants that no noxious or environmentally unfriendly chemicals or products shall be allowed to enter the drains throughout the lease terms and upon vacating the premises; no such chemicals or products shall be left on the premises.

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S):

DK

INITIALS OF LANDLORDS(S):

FL