

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

TENANT (Lessee),....., and

LANDLORD (Lessor),.....

for the lease of.....

..... dated the..... day of....., 20.....

Tenant agrees to abide by all the rules, regulations and by-laws in force from time to time of the Condominium Corporation. Tenant understands that any breach of the BY-LAWS, or other terms and conditions of the lease may result in the termination of the lease at the sole option of the Landlord on 30 days written notice.

The parties agree no pets & no smokers will be allowed within the premise.

THIS OFFER IS CONDITIONAL upon the Tenant being approved by the Landlord, with an accepted credit check for 48 hours from acceptance of this offer, failing which the Tenant's deposit shall be returned to him in full. If accepted credit check is approved, this condition is deemed waived and this OFFER TO LEASE become firm and binding.

Tenant agrees to provide a statement of employment and credit information to the Landlord or his agent, and consent to a credit check. Tenant further agrees and acknowledges that this offer will be subject to an acceptable credit report within 48 banking hours from acceptance of this offer.

IT IS UNDERSTOOD AND AGREED that the rental price herein included the use by the Tenant of the following chattels and fixtures: All existing light fixtures, all window coverings, fridge, stove, washer, dryer, B/I dishwasher and B/I microwave. Landlord warrants that all of the above are in good condition upon occupancy. All of the above are the properties of the Landlord and are to be returned to the Landlord at the end of lease term in the same condition, except the normal wear and tear.

Tenant agrees to permit Landlord to inspect the premises at mid-lease upon giving 24 hours advance notice.

Tenant agrees to indemnify and save harmless the Landlord from any and all claims, suits, actions, demands or any other liability present or future arising out of the occupation of the subject premise.

In the event that the Tenant is obligated to vacate the premises on or before a specified date, and the Landlord enters into a lease with a third party to rent the premises for any period thereafter to such third party and the Tenant fails to vacate the premises on or before the due date thereby causing the Landlord to be liable to such third party, the Tenant will (in addition to all liability for compensation to the landlord for over-holding) indemnify the Landlord for all losses suffered thereby as a result thereof. Landlord remains the right and permission to discard tenants remaining belongings in the premises after 14 days starting from the due date.

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

INITIALS OF TENANT(S):

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INITIALS OF LANDLORD(S):

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PROVIDED THAT the demised premise shall be used by the Tenant, Tenant agrees as a condition of the lease not to sublet or take in any boarder without the consent of the Landlord.

THIS OFFER TO LEASE, if accepted, becomes 'THE LEASE'

Tenant COVENANTS with the Landlord to pay rent, to keep the premise in an orderly state of cleanliness, and to repair damage caused by his/her willful or negligent conduct or that of persons permitted on the premise by him/her. The leased premise and the fixtures and the chattels thereon will be cared for and left in good condition at the termination of the tenancy, save and expect normal wear and tear.

Tenant AGREES to pay for the first \$75.00 per item in general maintenance and repair cost to the fixtures and appliances unless such repair or maintenance was necessitated by willful neglect or misuse in which event he shall be responsible for the entire cost.

Tenant ACKNOWLEDGES that the Landlord’s insurance on the premises does not provide coverage for the Tenant’s personal property, nor liability on behalf of the Tenant. The Tenants agree not to do anything on the premises for which the owner’s insurance premium, if any, may be increased, and agree to hold the Landlords harmless from damages of any kind, and liability from injury to anyone whomsoever regardless of fault during this lease term and renewal thereof. The Tenant must maintain throughout the term of this lease a standard tenancy insurance package which does not only limit to contents & liabilities. A copy of proof must be submitted to the Landlord prior to occupancy.

Tenant AGREES that the number of regular occupants shall not be more than _____ for the duration of the tenancy.

ACCEPTANCE OF THIS OFFER, ANY COUNTER OFFER OR AMENDMENTS by either party by telefax or similar system reproducing the original with the necessary signatures and initials. Such acceptance shall be deemed to be made when the telefax is received by the party of his or her real estate agent or lawyer. The parties here to agree facsimile copies shall constitute original copies.

Tenant agrees to pledge a key deposit of \$_____.00 which will be refunded upon returning the key/access card/remote control at the end of the Lease Term.

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IT IS UNDERSTOOD AND AGREED that the Tenant will pay the cost of water, heat, electricity, telephone expenses, cable TV & internet services over and above base rent and shall make all billing arrangement directly with the utility companies. Tenant agrees to provide proof to the Landlord before receiving a key that services have been transferred to the Tenant's name.

THE Tenant SHALL NOT make any structural changes or improvements to the premises. Tenant AGREES not to redecorate, renovate, apply any wall coverings, or alter the colour of the walls without written consent of the Landlord.

Tenant agrees to provide Ten (10) post dated cheques for the balance of the Lease before closing.

Tenant SHALL PAY \$50.00 service charge for each N.S.F. (Not Sufficient Funds) or returned cheque.

Tenant covenants with the Landlord to give the Landlord or the Landlord's AGENT prompt notice in the event of any accident or other defect in the water pipes, heating apparatus, or electric lights and any other repairs serving the premises. He/She shall not hire any trades people or workers to do any work on the premises without prior consent of the Landlord or the Landlord's AGENT.

Tenant covenants with the Landlord, upon the termination of this LEASE, to deliver vacant possession of the premise to the Landlord or the Landlord's AGENT, and further to surrender all keys relating to the premises.

Tenant agrees that the rent will increase by the maximum percentage as set by the Provincial Government yearly, on the anniversary date of each year of this contract, should the Tenant and Landlord agree to extend this tenancy for the further terms.

In the event that the Tenant is obligated to vacate the premises on or before a specified date, and the Landlord enters into lease with a third party to rent the premises for any period thereafter to such third parties and the Tenant fails to vacate the premises on or before the due date thereby causing the Landlord to be liable to such third party, the Tenant will (in addition to all liability for compensation to the Landlord to over-holding) indemnify the Landlord for all losses suffered thereby as a result thereof.

If neither Tenant nor Landlord delivers notice of termination of the other, then upon the expiration of the term, the Tenant shall become a monthly tenant only, subject to the terms and conditions set herein , and the said monthly rental rate may be increased by the Landlord as permitted by law, to be effective upon Landlord giving the Tenant proper notice of such rental increase. As a month to month tenant, Tenant agrees to vacate premises upon receiving sixty (60) days written notice from the Landlord.

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Tenant AGREES that should the lease not be renewed or extended, then the Landlord or the Landlord's AGENT shall be allowed access to show the premise to prospective tenants and/or Purchasers during the last sixty (60) days of this lease term, upon 24 hours advance notice.

Tenant warrants to return the premises in the same condition to the Landlord, as when they moved in, save normal wear and tear. Tenant hereby agrees to pay for all costs they incurred in the event of damage to the property or excessive uncleanliness.

Tenant COVENANTS with the Landlord to pay rent, Tenant agrees to pay all costs, legal and otherwise, incurred by the Landlord in collection of overdue rent including but not limited to all cost of service of documents, location of Tenant and Legal fees incurred by the Landlord.

Tenant COVENANTS with the Landlord not to do anything on the premises for which the Landlord's insurance Premium, if any may be increased. Nor shall the Tenant store or abandon any rubbish or anything deemed to be unsightly on the premises. Further if the Tenant be assessed as a Separate School Supporter, he will pay the sum sufficient to cover the excess over public school tax, if any, for the calendar year.

THE Tenant and Landlord AGREE they shall not, during the term of the Lease or extension, alter the locking system on any door giving entry to the premises or building except by mutual consent.

Tenant agrees to professional clean the carpet where laid at end of the lease term at Tenant's cost.

Tenant is responsible for booking the elevator for the purpose of moving in and out, at his/her own expense.

Tenant agrees to pay the cost of all utilities required on the premises during the term of the lease and any extension thereof, including but not limited to electricity, water, sewer and gas or other fuel. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.

The Tenant shall keep the lawns in good condition and shall not injure or remove the shade trees, shrubbery, hedges or any other tree or plant which may be in, upon or about the premises, and shall keep the sidewalks in front and at the sides of the premises free of snow and ice.

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