

Fay - 705 - 569-2834
Attn: Patrick

DRAFT

THIS INDENTURE made as of the XX day of XX, 2017,
in pursuance of THE SHORT FORMS OF LEASES ACT

BETWEEN:

The Corporation of the Municipality of Temagami

Herein called the "Landlord"

OF THE FIRST PART

AND

XX

Herein called the "Tenant"

OF THE SECOND PART

In consideration of the rents reserved and the covenants and agreements contained in this Lease on the part of the Tenant, the Landlord hereby leases to the Tenant those certain premises situate in the XX of XX, in the District of Nipissing, more particularly described as the North location of the Temagami Translocation, Highway 11 North.

hereinafter called the "Leased Premises" for a term of ~~XX~~ years commencing on the XX day of XX, 20XX, being fully completed and ended on the XX day of XX, 20XX.

The rent in respect of the leased premises shall be XX (~~XXX~~) dollars per year, ^{30th} ~~XXX~~ ²⁵⁰ \$250 dollars payable to the Landlord in advance in equal monthly installments of XX (~~XXX~~) dollars each, on the XX day of each month during the term, the first payment becoming due and being payable on the ^{June 17} XX day of XX, 20XX. Rental payments to be made to XX or as otherwise directed by the Landlord. Harmonized Sales Tax ("HST") under the provisions of the *Excise Tax Act of Canada* shall be payable in addition to and at the same time as the monthly rental payments.

1st day of July, 2017

1. TENANT'S COVENANTS

The Tenant hereby covenants with the Landlord as follows:

- (a) Rent: To pay the rent hereby reserved in the manner and on the days specified herein;

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- (b) Taxes: To pay water and garbage rates, ~~business and other taxes, charges, rates, duties and assessments levied in respect of the Tenant's occupancy of the leased premises or in respect of the personal property or business of the Tenant as and when the same become due;~~
- (c) Alterations: Not to make any alterations or additions to the Leased Premises without prior consent of the Landlord and any such alterations or additions to be made at the expense of the Tenant. The Landlord will not unreasonably withhold its consent;
- (d) Electric and Other Charges: To pay the cost of electricity, fuel and telephone as and when they fall due;
- (e) Maintenance: To keep the Leased Premises in good repair, reasonable wear and tear only excepted;
- (f) Insurance: Not to use the Leased Premises or permit them to be used for any purpose which may render the insurance on the building void and if the rate of insurance is increased as a result of anything done upon the premises by the Tenant, the Tenant will pay to the Landlord as additional rent the amount by which the insurance premiums are so increased;
- (g) Subletting: Not to sublet the said Leased Premises or any part thereof nor to assign this Agreement without the written consent of the Landlord, which consent shall not be unreasonably withheld;
- (h) Signs: Not to use the outer walls or windows of the said Leased Premises for any notice or nameplate except as approved by the Landlord;
- (i) Repairs: To repair, according to notice in writing, damage by reasonable wear and tear and by fire, lightning and tempest only excepted;
- (j) Indemnity: To indemnify the Landlord against all liabilities, claims, damage or expenses arising out of any act or neglect of the Tenant or its servants, employees, agents, invitees or licensees in and about the Leased Premises, or arising out of any breach, violation or non-performance of any of the terms of this lease by them or any damage to the persons or property of the Tenant's servants, employees, agents, invitees or licensees, other than by reason of the negligence of the Landlord;
- (k) Clear of Obstruction: To keep the sidewalks about the Leased Premises clear of snow and ice and of all other obstructions according to the by-laws and regulations of the municipality;
- (l) Trade or Business: To use the Leased Premises for the purpose of the Tenant carrying on business as and not to carry on or permit to be carried

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on therein any other trade or business without the consent in writing of the Landlord;

- (m) Last Month's Rent: On the date this Lease is signed by the Tenant, the Tenant shall provide the Landlord with a cheque in the amount of five hundred (\$500) dollars, plus H.S.T., as a security deposit to be applied towards payment of the last month's rent and/or damages to the Leased Premises or Tenant's hydro arrears and, or other obligations of the Tenant under the terms of this lease for which the Landlord may become obligated.
- (n) Commercial General Liability Insurance for Bodily Injury or Death and Property Damage Insurance: At the date of execution of this lease by the Tenant, and from time to time thereafter, to provide to the Landlord a Certificate of Insurance that the Tenant has a commercial general liability insurance policy for bodily injury or death and property damage in force which insures the Tenant in respect of injury to or death of any person or property damage in the amount of at least one million (\$1,000,000.00) dollars and names the Landlord as an additional insured.
- (o) Fire Insurance: At the date of execution of this lease by the Tenant, and from time to time thereafter, to provide to the Landlord a Certificate of Insurance that the Tenant has insured its fixtures and personal property against loss or damage by fire, lightning, explosion, water damage and all other standard supplementary perils in an amount of not less than one hundred (100%) per cent replacement value of the said fixtures and personal property;
- (p) Heat: To provide sufficient heating of the Leased Premises to maintain a reasonable temperature therein at all times when reasonably required for use of premises;
- (q) Tax Escalator Clause: To pay annually on demand during the term of this lease and any renewal, extension or holding over and as additional rent an amount equal to any increase in realty taxes, including any H.S.T. payable, for each year during the term hereof over the realty taxes for the Leased Premises for the 20 municipal realty taxation year. For the purpose of this Lease, the municipal realty taxes (including local improvement rates), rates, duties and assessments (in this lease referred to as "Realty Taxes") rated, levied and assessed in any year against the building and the lands upon which it is situate are deemed Realty Taxes for the Leased Premises. The provisions of this paragraph survive the termination of the lease where the expiry of the term and of the municipal realty taxation year do not coincide, the appropriate apportionment shall be made and the Tenant shall pay the amount of the apportionment. (This clause has been inserted because of the uncertainty surrounding the effect of Bill 106 of the first

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session, 36th Legislation, Ontario, 45 Elizabeth II, 1997 (*Fair Municipal Finance Act*, 1997) which proposes the elimination of business assessment and contemplates increases to commercial assessment as a result. Under this lease, business taxes are the Tenant's responsibility and realty taxes are the Landlord's responsibility. The parties wish to keep the *status quo* to the extent possible.)

2. LANDLORD'S COVENANTS

The Landlord covenants with the Tenant:

- (a) Structural Repairs: To maintain and repair all windows, doors, plumbing and electrical fixtures and to make repairs to walls, floors and ceilings of the leased premises which may be necessary.
- (b) Quiet Enjoyment: For quiet enjoyment;
- (c) Parking: To permit the employees, invitees and guests of the Tenant to park automobiles in the parking spaces reserved for the Tenant and designated by number;

3. PROVISOS

Provided always and it is hereby agreed as follows:

- (a) Tax Escalation: If the municipal and other real property taxes, including school and local improvement taxes, payable by the Landlord upon or in respect of the Leased Premises, shall in any calendar year during the term or in the calendar year in which this lease expires or is determined exceed the amount of taxes payable in respect of the calendar year of the commencement of this lease, the Tenant shall pay to the Landlord, as additional rent, the amount of such increase;
- (b) Tenant's Fixtures: Subject to the other provisions of this lease, the Tenant may remove its fixtures;
- (c) Damage and Destruction:
 - (i) Provided that if during the term herein or any renewal thereof the Leased Premises shall be destroyed or damaged by fire or the elements then the following provisions shall apply:
 - (a) If the Leased Premises shall be so badly injured as to be unfit for occupancy, and as to be incapable of being repaired with reasonable diligence within one hundred

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and twenty days of the happening of such injury, then the term hereby granted shall cease and be at an end to all intents and purposes from the date of such damage or destruction, and the Tenant shall immediately surrender the same, and yield up possession of the Leased Premises to the Landlord, and the rent from the time of such surrender shall be apportioned;

(b) If the demised Leased Premises shall be capable, with reasonable diligence, of being repaired and rendered fit for occupancy within one hundred and twenty days from the happening of such injury as aforesaid, but if the damage is such as to render the Leased Premises wholly unfit for occupancy, then the rent hereby reserved shall not run or accrue after such injury, or while the process of repair is going on, and the Landlord shall repair the same with all reasonable speed, and the rent shall recommence immediately after such repairs shall be completed.

(c) If the Leased Premises shall be repaired within one hundred and twenty days as aforesaid, and if the damage is such that the said Leased Premises are capable of being partially used, then until such damage shall have been repaired, the rent shall abate in the proportion that the part of the Leased Premises rendered unfit for occupancy bears to the whole of the Leased Premises.

- (d) Landlord's Liability: The Landlord shall not be liable nor responsible in any way for any loss of or damage or injury to any property belonging to the Tenant or to employees of the Tenant or to any other person while such property is on the Leased Premises unless such loss, damage or injury shall be caused by the negligence of the Landlord or of its employees, servants or agents;
- (e) Re-Entry: If the rent reserved or any part thereof shall not be paid on the day appointed for payment, whether lawfully demanded or not, or in the case of breach or non-observance or non-performance of any of the covenants or agreements herein contained or referred to on the part of the Tenant to be observed and performed, the Landlord shall be entitled thereafter to enter into and upon the Leased Premises or any part thereof in the name of the whole the same to have again, repossess and enjoy as of its former state, anything herein contained to the contrary notwithstanding;

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- (f) Vacancy: In case without the written consent of the Landlord the Leased Premises shall remain vacant or not used for a period of twenty-one (21) days or be used by any other person than the Tenant or for any other purpose than that for which they were let or in case the term or any of the goods and chattels of the Tenant shall at any time be seized in execution or attachment by any creditor of the Tenant or if the Tenant shall make any assignment for the benefit of Creditors or become bankrupt or insolvent or take the benefit of any act now or hereafter in force for bankrupt or insolvent debtors, this lease shall at the option of the Landlord cease and determine and the terms shall immediately become forfeited and void and the then current month's rent and the ensuing three months' rent shall immediately become due and payable and the landlord may re-enter and take possession of the Leased Premises as though the Tenant or other occupant of the Leased Premises was holding over after the expiration of the term without any right whatever;
- (g) Overholding: If the Tenant shall continue to occupy the Leased Premises after the expiration of this lease, with or without the consent of the Landlord, without any further written agreement, the Tenant shall be a monthly Tenant at the monthly rental herein mentioned and on the terms and conditions herein set out, except as to length of tenancy;
- (h) Notice of Re-rental: To permit the Landlord during the last two (2) months of the term to affix and retain on any part of the exterior of the Leased Premises a notice that the premises are for rent and during the same period to permit the premises to be viewed at all reasonable times by any person authorized by the Landlord or his agent;
- (i) First Right of Refusal: At the termination of the term or any renewal of this lease, the Landlord will grant to the Tenant the first right of refusal to rent the Leased Premises on such terms and conditions as the Landlord is willing to accept from any other party, the Tenant to have fifteen (15) days within which to notify the Landlord of its acceptance or refusal of such an offer to rent, that time to run from the date it receives written notice of such an offer from the Landlord.
- (j) Early Possession: Upon payment of the first and last months' rent, and H.S.T. thereon, as provided for in this Lease, and the execution of this Lease by both the Landlord and Tenant, the Tenant shall be entitled to possession of the Leased Premises free of rent prior to March 1, 1996, and upon taking possession of the Leased Premises all other provisions in this lease shall apply.
- (k) Entry to view condition and Notice of disrepair: The Landlord may enter and view the state of repair of the Leased Premises and the Tenant will repair according to notice in writing. If the Tenant refuses or neglects to

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make the repairs in such notice, the Landlord may make them and charge the cost of them to the Tenant as additional rent. The rent shall not abate while those repairs are being made, by reason of loss or interruption of the business of the Tenant because of any such work, and the Landlord agrees to complete the work expeditiously.

- (1) Right to show Leased Premises: The Tenant acknowledges that the Landlord or its agents shall have the right to enter the Leased Premises at all reasonable times to show them to prospective purchasers, encumbrancers, lessees or assignees, and may also, during the six month preceding the termination of the terms of this lease, place upon the Leased Premises the usual type of notice to the effect that the Leased Premises are for rent, which notice the Tenant shall permit to remain on them.

4. EFFECT OF LEASE

This lease and everything herein contained shall extend to and bind and may be taken advantage of by the heirs, executors, administrators, successors and assigns as the case may be of each of the parties hereto.

5. NOTICES: Any notice in writing which either party may desire to give to the other with regard to any matter or thing in this lease contained may be validly and effectually given by mailing the same by prepaid registered post addressed as follows:

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and every such notice shall be deemed and taken to have been delivered on the day following the day on which it was so mailed.

6. REGISTRATION OF DOCUMENTS ON TITLE TO THE LEASED PREMISES: The Landlord hereby consents to the registration of this lease by way of Notice of Lease registered on title to the Leased Premises at the Land Registry Office in the Land Titles Division at Haileybury, Ontario, PROVIDED the preparation of the document to do so and all costs of registration are at the expense of the tenant.

FAY - 705 - 569-2834
Attn: Patrick

DRAFT

THIS INDENTURE made as of the XX day of XX, 2017,
in pursuance of THE SHORT FORMS OF LEASES ACT

BETWEEN:

The Corporation of the Municipality of Temagami

Herein called the "Landlord"

OF THE FIRST PART

AND

XX The Temagami & District Chamber of Commerce

Herein called the "Tenant"

OF THE SECOND PART

In consideration of the rents reserved and the covenants and agreements contained in this Lease on the part of the Tenant, the Landlord hereby leases to the Tenant those certain premises situate in the XX of XX, in the District of Nipissing, more particularly described as South portion of The Temagami Train Station — Highway 11 North.

hereinafter called the "Leased Premises" for a term of ~~XX~~ ^{30th} years commencing on the XX day of XX, 20XX, being fully completed and ended on the XX day of XX, 20XX.

June, 17

30th November, 2017

The rent in respect of the leased premises shall be XX (\$XX) dollars per year, payable to the Landlord in advance in equal monthly installments of XX (\$XX) dollars each, on the XX day of each month during the term, the first payment becoming due and being payable on the XX day of XX, 20XX. Rental payments to be made to XX or as otherwise directed by the Landlord. Harmonized Sales Tax ("HST") under the provisions of the *Excise Tax Act of Canada* shall be payable in addition to and at the same time as the monthly rental payments.

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1. TENANT'S COVENANTS

The Tenant hereby covenants with the Landlord as follows:

- (a) Rent: To pay the rent hereby reserved in the manner and on the days specified herein;

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- (b) Taxes: To pay water and garbage rates, business and other taxes, charges, rates, duties and assessments levied in respect of the Tenant's occupancy of the leased premises or in respect of the personal property or business of the Tenant as and when the same become due;
- (c) Alterations: Not to make any alterations or additions to the Leased Premises without prior consent of the Landlord and any such alterations or additions to be made at the expense of the Tenant. The Landlord will not unreasonably withhold its consent;
- (d) Electric and Other Charges: To pay the cost of electricity, fuel and telephone as and when they fall due;
- (e) Maintenance: To keep the Leased Premises in good repair, reasonable wear and tear only excepted;
- (f) Insurance: Not to use the Leased Premises or permit them to be used for any purpose which may render the insurance on the building void and if the rate of insurance is increased as a result of anything done upon the premises by the Tenant, the Tenant will pay to the Landlord as additional rent the amount by which the insurance premiums are so increased;
- (g) Subletting: Not to sublet the said Leased Premises or any part thereof nor to assign this Agreement without the written consent of the Landlord, which consent shall not be unreasonably withheld;
- (h) Signs: Not to use the outer walls or windows of the said Leased Premises for any notice or nameplate except as approved by the Landlord;
- (i) Repairs: To repair, according to notice in writing, damage by reasonable wear and tear and by fire, lightning and tempest only excepted;
- (j) Indemnity: To indemnify the Landlord against all liabilities, claims, damage or expenses arising out of any act or neglect of the Tenant or its servants, employees, agents, invitees or licensees in and about the Leased Premises, or arising out of any breach, violation or non-performance of any of the terms of this lease by them or any damage to the persons or property of the Tenant's servants, employees, agents, invitees or licensees, other than by reason of the negligence of the Landlord;
- (k) Clear of Obstruction: To keep the sidewalks about the Leased Premises clear of snow and ice and of all other obstructions according to the by-laws and regulations of the municipality;
- (l) Trade or Business: To use the Leased Premises for the purpose of the Tenant carrying on business as and not to carry on or permit to be carried

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on therein any other trade or business without the consent in writing of the Landlord;

- (m) Last Month's Rent: On the date this Lease is signed by the Tenant, the Tenant shall provide the Landlord with a cheque in the amount of five hundred (\$500) dollars, plus H.S.T., as a security deposit to be applied towards payment of the last month's rent and/or damages to the Leased Premises or Tenant's hydro arrears and, or other obligations of the Tenant under the terms of this lease for which the Landlord may become obligated.
- (n) Commercial General Liability Insurance for Bodily Injury or Death and Property Damage Insurance: At the date of execution of this lease by the Tenant, and from time to time thereafter, to provide to the Landlord a Certificate of Insurance that the Tenant has a commercial general liability insurance policy for bodily injury or death and property damage in force which insures the Tenant in respect of injury to or death of any person or property damage in the amount of at least one million (\$1,000,000.00) dollars and names the Landlord as an additional insured.
- (o) Fire Insurance: At the date of execution of this lease by the Tenant, and from time to time thereafter, to provide to the Landlord a Certificate of Insurance that the Tenant has insured its fixtures and personal property against loss or damage by fire, lightning, explosion, water damage and all other standard supplementary perils in an amount of not less than one hundred (100%) per cent replacement value of the said fixtures and personal property;
- (p) Heat: To provide sufficient heating of the Leased Premises to maintain a reasonable temperature therein at all times when reasonably required for use of premises;
- (q) Tax Escalator Clause: To pay annually on demand during the term of this lease and any renewal, extension or holding over and as additional rent an amount equal to any increase in realty taxes, including any H.S.T. payable, for each year during the term hereof over the realty taxes for the Leased Premises for the 20 municipal realty taxation year. For the purpose of this Lease, the municipal realty taxes (including local improvement rates), rates, duties and assessments (in this lease referred to as "Realty Taxes") rated, levied and assessed in any year against the building and the lands upon which it is situate are deemed Realty Taxes for the Leased Premises. The provisions of this paragraph survive the termination of the lease where the expiry of the term and of the municipal realty taxation year do not coincide, the appropriate apportionment shall be made and the Tenant shall pay the amount of the apportionment. (This clause has been inserted because of the uncertainty surrounding the effect of Bill 106 of the first

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session, 36th Legislation, Ontario, 45 Elizabeth II, 1997 (*Fair Municipal Finance Act, 1997*) which proposes the elimination of business assessment and contemplates increases to commercial assessment as a result. Under this lease, business taxes are the Tenant's responsibility and realty taxes are the Landlord's responsibility. The parties wish to keep the *status quo* to the extent possible.)

2. LANDLORD'S COVENANTS

The Landlord covenants with the Tenant:

- (a) Structural Repairs: To maintain and repair all windows, doors, plumbing and electrical fixtures and to make repairs to walls, floors and ceilings of the leased premises which may be necessary.
- (b) Quiet Enjoyment: For quiet enjoyment;
- (c) Parking: To permit the employees, invitees and guests of the Tenant to park automobiles in the parking spaces reserved for the Tenant and designated by number;

3. PROVISOS

Provided always and it is hereby agreed as follows,

- (a) Tax Escalation: If the municipal and other real property taxes, including school and local improvement taxes, payable by the Landlord upon or in respect of the Leased Premises, shall in any calendar year during the term or in the calendar year in which this lease expires or is determined exceed the amount of taxes payable in respect of the calendar year of the commencement of this lease, the Tenant shall pay to the Landlord, as additional rent, the amount of such increase;
- (b) Tenant's Fixtures: Subject to the other provisions of this lease, the Tenant may remove its fixtures;
- (c) Damage and Destruction:
 - (i) Provided that if during the term herein or any renewal thereof the Leased Premises shall be destroyed or damaged by fire or the elements then the following provisions shall apply:
 - (a) If the Leased Premises shall be so badly injured as to be unfit for occupancy, and as to be incapable of being repaired with reasonable diligence within one hundred

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and twenty days of the happening of such injury, then the term hereby granted shall cease and be at an end to all intents and purposes from the date of such damage or destruction, and the Tenant shall immediately surrender the same, and yield up possession of the Leased Premises to the Landlord, and the rent from the time of such surrender shall be apportioned;

(b) If the demised Leased Premises shall be capable, with reasonable diligence, of being repaired and rendered fit for occupancy within one hundred and twenty days from the happening of such injury as aforesaid, but if the damage is such as to render the Leased Premises wholly unfit for occupancy, then the rent hereby reserved shall not run or accrue after such injury, or while the process of repair is going on, and the Landlord shall repair the same with all reasonable speed, and the rent shall recommence immediately after such repairs shall be completed.

(c) If the Leased Premises shall be repaired within one hundred and twenty days as aforesaid, and if the damage is such that the said Leased Premises are capable of being partially used, then until such damage shall have been repaired, the rent shall abate in the proportion that the part of the Leased Premises rendered unfit for occupancy bears to the whole of the Leased Premises.

(d) Landlord's Liability: The Landlord shall not be liable nor responsible in any way for any loss of or damage or injury to any property belonging to the Tenant or to employees of the Tenant or to any other person while such property is on the Leased Premises unless such loss, damage or injury shall be caused by the negligence of the Landlord or of its employees, servants or agents;

(e) Re-Entry: If the rent reserved or any part thereof shall not be paid on the day appointed for payment, whether lawfully demanded or not, or in the case of breach or non-observance or non-performance of any of the covenants or agreements herein contained or referred to on the part of the Tenant to be observed and performed, the Landlord shall be entitled thereafter to enter into and upon the Leased Premises or any part thereof in the name of the whole the same to have again, repossess and enjoy as of its former state, anything herein contained to the contrary notwithstanding;

(6)

- (f) Vacancy: In case without the written consent of the Landlord the Leased Premises shall remain vacant or not used for a period of twenty-one (21) days or be used by any other person than the Tenant or for any other purpose than that for which they were let or in case the term or any of the goods and chattels of the Tenant shall at any time be seized in execution or attachment by any creditor of the Tenant or if the Tenant shall make any assignment for the benefit of Creditors or become bankrupt or insolvent or take the benefit of any act now or hereafter in force for bankrupt or insolvent debtors, this lease shall at the option of the Landlord cease and determine and the terms shall immediately become forfeited and void and the then current month's rent and the ensuing three months' rent shall immediately become due and payable and the landlord may re-enter and take possession of the Leased Premises as though the Tenant or other occupant of the Leased Premises was holding over after the expiration of the term without any right whatever;
- (g) Overholding: If the Tenant shall continue to occupy the Leased Premises after the expiration of this lease, with or without the consent of the Landlord, without any further written agreement, the Tenant shall be a monthly Tenant at the monthly rental herein mentioned and on the terms and conditions herein set out, except as to length of tenancy;
- (h) Notice of Re-rental: To permit the Landlord during the last two (2) months of the term to affix and retain on any part of the exterior of the Leased Premises a notice that the premises are for rent and during the same period to permit the premises to be viewed at all reasonable times by any person authorized by the Landlord or his agent;
- (i) First Right of Refusal: At the termination of the term or any renewal of this lease, the Landlord will grant to the Tenant the first right of refusal to rent the Leased Premises on such terms and conditions as the Landlord is willing to accept from any other party, the Tenant to have fifteen (15) days within which to notify the Landlord of its acceptance or refusal of such an offer to rent, that time to run from the date it receives written notice of such an offer from the Landlord.
- (j) Early Possession: Upon payment of the first and last months' rent, and H.S.T. thereon, as provided for in this Lease, and the execution of this Lease by both the Landlord and Tenant, the Tenant shall be entitled to possession of the Leased Premises free of rent prior to March 1, 1996, and upon taking possession of the Leased Premises all other provisions in this lease shall apply.
- (k) Entry to view condition and Notice of disrepair: The Landlord may enter and view the state of repair of the Leased Premises and the Tenant will repair according to notice in writing. If the Tenant refuses or neglects to

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make the repairs in such notice, the Landlord may make them and charge the cost of them to the Tenant as additional rent. The rent shall not abate while those repairs are being made, by reason of loss or interruption of the business of the Tenant because of any such work, and the Landlord agrees to complete the work expeditiously.

- (1) Right to show Leased Premises: The Tenant acknowledges that the Landlord or its agents shall have the right to enter the Leased Premises at all reasonable times to show them to prospective purchasers, encumbrancers, lessees or assignees, and may also, during the six month preceding the termination of the terms of this lease, place upon the Leased Premises the usual type of notice to the effect that the Leased Premises are for rent, which notice the Tenant shall permit to remain on them.

4. EFFECT OF LEASE

This lease and everything herein contained shall extend to and bind and may be taken advantage of by the heirs, executors, administrators, successors and assigns as the case may be of each of the parties hereto.

- 5. NOTICES: Any notice in writing which either party may desire to give to the other with regard to any matter or thing in this lease contained may be validly and effectually given by mailing the same by prepaid registered post addressed as follows:

XX

and every such notice shall be deemed and taken to have been delivered on the day following the day on which it was so mailed.

- 6. REGISTRATION OF DOCUMENTS ON TITLE TO THE LEASED PREMISES: The Landlord hereby consents to the registration of this lease by way of Notice of Lease registered on title to the Leased Premises at the Land Registry Office in the Land Titles Division at Haileybury, Ontario, PROVIDED the preparation of the document to do so and all costs of registration are at the expense of the tenant.



IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals.

SIGNED, SEALED and DELIVERED
in the presence of

Witness

Witness

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