

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

TENANT (Lessee),, and

LANDLORD (Lessor), Sophie Letendre & Paul Kruger

for the lease of 368 Mt. Pleasant Road, Upper Unit, Toronto, ON, M4T 2C8 C09

M4T 2C8 dated the day of, 20.....

Tenant agrees to pay the deposit as set out in Clause 4 by Certified Cheque, Bank Draft or Money Order within twenty four (24) hours of acceptance of this offer made payable to RE/MAX Hallmark Realty Ltd., Brokerage.

Upon completion of this transaction, Tenant shall voluntarily provide Landlord with post dated cheques for all remaining months of the term of the lease as set out in Clause 2. of the Agreement To Lease (the Lease Term).

Tenant agrees to pay a service charge of \$50 to the Landlord for any N.S.F., returned or stop-payment cheque. Tenant further agrees to pay 2% per month interest penatly on any late monthly rental payments.

Landlord shall pay all real estate taxes, condominium fees and parking costs (if applicable) and maintain fire insurance on the premises.

Tenant acknowledges that the Landlord's insurance provides no coverage on the Tenant's personal property. Tenant agrees to obtain and maintain in full force at all times a standard Tenant's contents and liability insurance policy protecting the Tenant against loss, damage or theft of any of the Tenant's property and providing at least \$1,000,000.00 liability coverage. Tenant agrees to provide proof of such insurance to the Landlord prior to occupancy.

Landlord acknowledges that unit and locker (if applicable) will be made available to the Tenant upon the beginning of the Lease Term in an empty and broom-swept condition.

Landlord shall be responsible for all regular maintenance and repairs of the premises. Tenant shall inform the Landlord of any maintenance or repair issues at the earliest possible opportunity and Landlord shall undertake to have the necessary maintenance and repairs performed at the earliest possible opportunity.

Tenant agrees that the Landlord is permitted to enter the premises from time to time, with at least twenty four (24) hours written notice to the Tenant, to enter the unit for the purposes of inspection of condition. Landlord or Landlord's representative shall also have the right of re-entry for non-payment of rent or non-performance of covenants.

All correspondence between Tenant and building management and/or superintendent (if applicable) shall be conducted through the Landlord in writing or by electronic correspondence unless otherwise indicated in writing between the Landlord and Tenant. Cont'd next page

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

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for the lease of 368 Mt. Pleasant Road, Upper Unit, Toronto, ON, M4T 2C8 C09.....

M4T 2C8..... dated the..... day of....., 20.....

Tenant shall comply with all Bylaws of the Condominium Corporation (if applicable).

It is understood and agreed that the premises shall be used and occupied as a personal residence by the Tenant and shall not be used or occupied for any other purpose or by any other person or persons without the Landlord's knowledge or approval.

The Tenant shall make no alterations to the premises without the express written consent of the Landlord save and except that the Tenant may hang artwork on the walls in the subject premises.

It is understood that all fixtures, appliances, window coverings, carpets and furnishings currently owned by the Landlord and provided for use by the Tenant during the term of the Lease are the property of the Landlord and must remain on the premises at all times.

Tenant acknowledges that smoking is not permitted within the subject premises.

Tenant acknowledges that pets are only permitted within the subject premises upon prior written approval of the Landlord.

The Tenant, if not in default hereunder, shall have the option by written notice given to the Landlord at least 60 days before the end of the lease term, to renew the lease on terms to be determined mutually between the Landlord and Tenant.

If the Lease Term is not extended or renewed, The Tenant agrees to allow the Landlord or his authorized agent to show the property during the last 60 days of the tenancy at all reasonable hours to prospective Tenants, after giving the Tenant at least twenty four (24) hours written notice of such showing.

The Tenant shall be responsible for any and all repairs required in order to leave the premises in the same condition that the tenant found them as documented by the Landlord or his authorized agent photographically prior to the commencement of the lease term. These photographs shall form a part of the Agreement as a separate schedule of the Agreement To Lease.

The Tenant shall completely remove all Tenant's contents upon the expiration of the Lease Term. Any and all contents remaining after this date shall be deemed abandoned by the Tenant and the Landlord shall have the right to remove or dispose of same.

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This Agreement is **CONDITIONAL** for forty eight (48) hours from acceptance of this offer of the Landlord satisfying themselves as to the contents of any Rental Application(s), employment letter(s) and upon meeting the Tenant in advance of acceptance of the offer. This condition is for the sole benefit of the Landlord and the Landlord is entitled to waive same by notice in writing to the Tenant delivered to the Tenant or Tenant's agent within the time stated.

In the absence of a separate Tenancy Agreement, this offer and schedules shall be binding as a Tenancy Agreement.

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INITIALS OF TENANT(S):

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INITIALS OF LANDLORD(S):

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