

This Lease is made in duplicate between:

**946296 Ontario Inc.**  
the "Landlord"

And

the "Tenant"

The Landlord and Tenant hereby agree as follows;

The Landlord hereby grants the Tenant a lease to rent a storage area located at [25 Hamilton Street, Elora, ON, N0B 1S0](#).

1. The area shall be known as Unit **5** and have an area of **200** square feet more or less.
2. The term of the lease commences on **June 18,2013** and is renewable on a month to month basis upon delivery of written notice to the Landlord at least fifteen (15) prior to the end of the term, and provided that the monthly rate chargeable pursuant to paragraph 10 herein shall be subject to increases on thirty (30) days' written notice to the Tenant.
3. The lease begins on the first day and ends on the last day of the month. **EXTRA DAYS WILL BE CHARGED AT \$5.33 PER DAY & HST.**
4. The Tenant shall use the Premises for a **STORAGE UNIT** and for no other purpose. The Tenant shall not do or permit to be done at the Premises anything which may constitute a nuisance, cause damage to the Premises, cause injury or annoyance to occupants of neighbouring units, and make void or voidable any insurance upon the Premises. The Tenant shall not to bring into the Premises anything flammable or anything containing a substance which could result in an environmental hazard or contravention of any environmental protection legislation. The Tenant shall indemnify the Landlord, which indemnity shall survive the termination of this Lease, against any costs which may be incurred by the Landlord, its successors or assigns in rectifying any environmental damage caused by or contributed to by the Tenant. The Landlord, its insurer or an agent of either may, at any time during the Term, enter upon the Premises in order to ensure that the terms of this paragraph have been complied with.
5. In addition to all rental charges the Tenant shall pay a damage/clean-up deposit at the rate specified in paragraph 10 herein. This amount shall be refunded without interest to the Tenant no later than 20 days after vacating, **BUT ONLY PROVIDED THE UNITS HAVE BEEN LEFT COMPLETELY EMPTY, CLEANED UP AND IN THE SAME STATE OF REPAIR AS THE COMMENCEMENT OF THE LEASE, WEAR AND TEAR EXCEPTED, AND PROPER NOTICE HAS BEEN RECEIVED PRIOR TO VACATING.**
6. The Landlord may terminate this lease for any one of the following or any other caused permitted by law:
  - (a) three days arrears of rent, **AFTER WHICH A SURCHARGE OF 15% WILL BE ADDED;**
  - (b) the bankruptcy or insolvency of the Tenant;
  - (c) any unauthorized assignment or subletting of the Premises; and,
  - (d) any damage to or destruction of the Premises.
7. In the event of termination of this lease the Landlord may enter unit and dispose of contents if any at his option without prejudice to any other remedy available to the Landlord on default of the Tenant.
8. The Tenant shall indemnify and save harmless the Landlord against all liabilities, claims, damage or expense arising out of any act or neglect of the Tenant or its servants, employees, agents, invitees or licensees in and about the Premises, or arising out of any breach, violation or nonperformance by them of any provision of this Lease, including liability for injuries or damage to the persons or property of the Tenant's servants, employees, agents, invitees, or licensees, except for the Landlord's negligence or willful misconduct to the extent permitted by law. Without limiting the generality of the foregoing, the Landlord shall not be liable to the Tenant for any damage to or any theft of any property which the Tenant stores in the Premises.
9. The Tenant shall pay the Landlord a monthly rent of \$160.00 dollars plus HST for a total of **\$180.80** on or before the first of each month commencing on **July 1, 2013**.
  - (a) The Tenant shall pay the first and last months rent at the beginning of this lease.
  - (b) The Tenant shall pay a clean up deposit of \$50.00 plus H.S.T. for a total of \$56.50, which is refundable without interest in accordance with paragraph 5, with first payment.

Dated this 18<sup>th</sup> day of June, 2013

Company: Name: Address: N0B 1B0 519-		<b>946296 ONTARIO INC.</b> Name: Pauline Bosch Address: 25 Hamilton St Elora, ON, N0B 1S0	
Signature:		Signature:	