

## **Building Lease Terms and Conditions**

### **June 23, 2015**

Note: The following are the commercial terms and conditions (in summary form) for the Lease Agreement between the Municipality and *Tenant*.

- Site Area**                      Approximately 1034 square feet as shown on Attachment 3. Area A (718 s/f) being the dedicated café space, Area B (316 s/f) being common area space.
- Site Location:**              Within Jubilee Plaza bordered by MacDonald Ave. and Hardin St, as shown on Attachment 1. Legal Description: Plan 7920907, Block 12, Lot 4.
- Execution Date**              **August 1, 2015**
- Lease Term**                      5 Years with a 5 year option to renew
- Lease Rate:**                      **\$63,000 + GST per annum**
- General Conditions:** The lease is a semi-net lease.
- The Municipality (The Landlord) is responsible for common area maintenance and utilities
  - Blue Mountain Bistro Inc. (The Tenant) is responsible to pay rent on a timely basis, property taxes and the day to day maintenance of their interior space.
  - Dedicated café space provides exclusive use to the café operator
  - Common area space will provide washroom access and will be shared by the Café, McMurray Experience and patrons to Jubilee Plaza.
  - The café operator will be allowed to place tables and chairs within this common area space, ensuring no obstruction to emergency exits and maintaining the cleanliness of those tables and chairs.
  - The municipality will provide cleaning to the common area and washrooms once daily, any additional cleaning of this space will be the responsibility of the café operator.
- Tenant Fit Out:**              - All fit-out costs (leasehold improvements) are the responsibility of the tenant, and are subject to approval by the landlord.

- The tenant will be given early possession for a period of up to a maximum of 3 months to complete tenant fit out. During early possession they will not pay rent.

**Deposits:** 1 months' rent to be held in trust in an interest bearing account.