



THIS INDENTURE

made in duplicate the _____ day of _____, 2011

IN PURSUANCE OF THE SHORT FORMS OF LEASES ACT

Between 1467574 Ontario Ltd
hereinafter called the "Lessor" of the First Part,

and _____
hereinafter called the "Lessee" of the Second Part,

and _____
hereinafter called the "Guarantor" of the Third Part.

Witnesseth that in consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the said Lessee to be paid, observed and performed, the said Lessor hath demised and leased, and by these presents both demise and Lease unto the said Lessee one bedroom and use of all common facilities at the following

address:

65 George St Brantford, ON N3T 2Y3 Level _____ Unit _____ Bedroom single _____ Shared _____
To have and to hold the premises for and during the term of 12 months, to be computed from the 1st day of May, two thousand and eleven (2011), and ending on the 30th day of Apr, two thousand and twelve (2012).

YIELDING AND PAYING therefore yearly and every year during the said term unto the said Lessor the sum of \$_____/month of lawful money of Canada for the months of (May. through Apr) without any deduction, defalcation or abatement whatsoever to be payable by cheque on the following days and times, that is to say:

*a non-refundable deposit current date (equal to one month rent) must be received by all students to hold the unit. In seven (7) days the landlord must receive the signed lease, first month rent (current date) plus 10 post dated cheques starting June 1, 2011 – Mar 31, 2012.

Credit card number _____ Expiry date _____ on file in case of damage

THE Lessee covenants with the Lessor:

- To pay rent
- To maintain the premises in a state of cleanliness, and to repair any damage caused thereto by his own willful or negligent conduct or that of persons who are permitted on the premises by him or her.
- To ask for approval from the Lessor for any desired changes to the inside or the outside of the building.
- To keep all windows and doorways free from obstacles.
- Not to assign or sublet without the consent of the Lessor, such consent not to be arbitrarily or unreasonably withheld.
- Not to carry on upon the premises any business that may be deemed a nuisance or by which the insurance on the premises will be increased.
- That he will leave the premises in good repair, reasonable wear and tear and damage by fire, lightning and tempest only excepted.

-That the Lessee will repair according to notice in writing, reasonable wear and tear and damage by fire, lightning and tempest only excepted.

-To promptly notify the Lessor of any repairs to be made by the Lessor, and upon giving prior notice in accordance with Section 93 of the Landlord and Tenant Act, the Lessor shall be permitted to enter and view the state of repair and to make any such repairs. (see also clause 2A, page2).

PROVIDED that the Lessee may remove his fixtures, if such removal may be, and is done without injury to the premises.

PROVIDED that in the event of damage to the premises by fire, lightning or tempest, rent shall cease until the premises are rebuilt

PROVIDED that, where the premises become vacant and so remain for a period of 30 days, it shall be presumed that the Lessee has abandoned the premises and the Lessor may re-enter and take immediate possession of the premises

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants, provided that such re-entry shall, at all times, be in accordance with the provisions of the Landlord and Tenant Act.

PROVIDED that, if the term hereby granted shall be at any time seized or taken in execution of attachment, by any creditor of the Lessee, or if the Lessee shall make an assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, the then current rent, together with the rent for three months thereafter, shall immediately become due and payable, all subject to the provisions of the Landlord and Tenant Act, as amended.

THE Lessor shall maintain the premises in a good state of repair and fit for habitation during the herein lease in order that the premises comply with health and safety standards required by law.

THE Lessor covenants with the Lessee for quiet enjoyment.

THE Lessor covenants with the Lessee that no pets are allowed, if pet is found on the premise it will be treated as a tenant and charged monthly rent on the credit card on file

THE Lessor covenants with the Lessee that there is no painting of the rooms

THE Lessor covenants with Lessee to permit the said Lessor during the ninth month (Jan) of the currency of this lease, to put up upon the said premises, notice of his intention to lease the same; and also to permit during the same time, such person or persons as he may be desirous of leasing the said premises at the expiration of this lease to visit and inspect the same on written notice to the Lessee, given at least twenty - four hours before the time of entry, which shall be during daylight hours and specified in the notice.

As a courtesy to the other tenants and to foster an environment conducive to study, the Lessee further agrees to: To have visitors out by a reasonable hour which is to be acceptable to all tenants occupying the same common space.

Not hold loud parties or gatherings.

Maintain the premises (especially Kitchen, Bathroom and common areas) in a clean and tidy condition at all times, this means your cleaning duties have to be done.

No smoking in the building or individual units.

In consideration of the Lessor granting this lease the guarantor covenants and agrees that in the event the Lessee defaults herein he will pay to the Lessor the rent as herein provided and will otherwise observe and perform the covenants, conditions and provisions herein.

IT IS HEREBY declared and agreed that the expressions "Lessor" and Lessee", wherever used in this Indenture, shall, when the context allows, include, be binding on and enure to the benefit of not only the parties hereto, but also their respective executors, administrators and assigns.

AND it is further agreed between the parties hereto that wherever the singular and masculine are used throughout this lease they shall be construed as if the plural or feminine had been used, where the context or the party or parties hereto so require, and rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered had been made

NOTE: Insurance on Students' possessions must be a rider on Parents' Home Policy

PHONE: To be looked after by the Lessee.

Rent includes heat, hydro

Parking \$50.00/month per vehicle licence plate must be on file. Limited parking (No guest parking)
unauthorized vehicles will be towed at owners expense

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

SIGNED, SEALED AND DELIVERED

Lessor _____

in the presence of

Lessee _____

Lessee Parent _____

Lessee Parent _____

RECEIPT of tenancy agreement:

I/WE hereby acknowledge receiving a duplicate of original copy of the herein lease this

_____ day of _____ 2_____.

Lessee (Tenant) Phone number

Lessee (Parent) Phone number