

SCHEDULE: "A"

Notwithstanding what is written in the Attached Lease Agreement, the herein parties acknowledge, understand, warrant and agree as follows:

- 1. Insurance:** The Landlord agrees to pay 100% of the Realty Tax and Building Insurance for the Real Property.

The Tenant acknowledges That the Landlord's Insurance does not include any of the Tenant's stock or chattels, nor (In the event of fire) the Landlord insurance does not carry any business interruption insurance for the Tenant.

- 2. Included in this Agreement are:** The Municipal License,(Which the Tenant agrees to adhere to and sell only the items allowed to market therein) and all the Chattels and Fixtures listed hereunder:

On Main Floor: One Billiard Table with accessories; 35 Stacking chairs; 9 round tables; 5square table, One Faema Espresso Machine; Existing Espresso and Coffee Cups; 2 T.V. Sets; One Ice Cream Freezer; One Coca Cola Sliding Doors Fridge; One Bar Counter;

and in the Basement: A two door stand up G/E Fridge; 71 Chairs; 7 Folding tables; Pots, Cutleries, Dishes and all other attached permanent fixtures belonging to the Landlord, for which the Tenant agree to take proper care of.

- 3. TERM:** This Agreement will commence on the 1st day of May 2017 and terminate on the 30th day of April 2019.

- 4. RENT:** The Monthly Rental Amount to be paid to the Landlord by the Tenant shall be \$ _____.
It shall be paid MONTHLY, every First day of Every Month (Plus one Month Security Deposit).

Said sum shall include Ten Per Cent (10%) of last year Utilities cost, which consisted as follows:

\$ 2,073.70 Paid to Enbridge Gas,
\$ 3,148.44 Paid to Hydro (Main Floor Only),
\$ 1,313.02 Paid For Water/Solid Waste.

Total Utilities Cost For The Year 2016 Was = \$6,535.16 (Divide By 12 Months = \$544.60),
(10%= \$54.46 Monthly)

At the end of the first 12 months, the Landlord will provide to the Tenant written copies of the total yearly utilities paid during the previous 12 months. If the cost of said 3 Utilities will increase, the Tenant agrees to pay 10% of the increment and if there is a decrease, the Tenant shall receive a credit for 10% of the decrease amount.

4i) FREE RENT: Notwithstanding what is written herein, the Parties acknowledge and agree that the Tenant shall not pay any rent for the Months of July and August.

- 5. The Tenant acknowledges, understands, warrants and agrees as follows:**

- i. That the herein Tenant will purchase from the Existing/Previous Tenant (If applicable) on commencement date, all unopened stock.

The herein Tenant agrees to meet with the previous Tenant (If Applicable) at the address of the premises / facilities herein being rented, on the evening before the starting date of this contact, in the presence of a Member of a Social Club Committee, in order to take inventory of said stock to be purchased.

The new Tenant agrees to pay to the previous Tenant the cost of the stock being purchased within 24 hours from the date that the inventory is taken, by cash or by Bank Draft or Certified Cheque.

The cost of the stock is going to be purchased at Invoice prices and the total purchase price shall not exceed One Thousand Dollars.

- ii. That there shall be no gambling allowed,
- iii. No consumption of alcohol,
- iv. To report at once to the Landlord any Member whose behavior may be unprofessional and undesirable,
- v. To protect the Landlord's assets,
- vi. To keep the place safe, so that the Member can enjoy a clean and quiet environment,
- vii. He/She is not an Employee of the Landlord, but he/she only rents some existing chattels and premises from the Landlord and as such, the Tenant is financially responsible to pay his/her own Income Tax (+ HST, if applicable).
- viii. HOURS of Operation: The Hours that the Facilities must stay open, shall be as follows:

Mondays:	From: 0,01,	To: 23.00;
Tuesdays:	From: 0.01	To: 17.00;
Wednesdays:	From: 0.01	To: 23.00;
Thursdays:	CLOSED ALL DAY;	
Fridays:	From: 0.01	To: 24.00
Saturdays:	From: 0.01	To: 17.00;
Sundays:	From: 0.01	To 23.00.
- ix. In the event that the Tenant does not pay the Rental Amount stipulated herein, or he/she breaches one or more of the above covenants mentioned herein, even after he/she has been notified in writing, same may be a reasonable cause for the Landlord to terminate this contract at no cost to either party.
- x. The Espresso Machine is subject to wear and tear, however the Tenant will pay the first \$30.00 of any Service call.