

COMMERCIAL OFFICE LEASE AGREEMENT

Effective on _____

BETWEEN:

KENRICIA HOTEL located at 155 Main Street, Kenora Ontario P9N 1T1, Herein called (the "Hotel") And,

Leaseholders Names : _____

Having their Primary Residence at : _____
Herein called (the "Leaseholder")

In consideration of the rents, covenants and obligations stipulated herein the Hotel and the Leaseholder have agreed to enter into this Commercial Office Lease Agreement for Office # _____

1. RENT : shall be \$ _____ per month plus Tax, for a total of \$ _____/month
(a) **\$500 SECURITY DEPOSIT**: Refundable when office is vacated in a rentable condition
(b) **\$35 MAGNETIC KEY**: The magnetic keys are Non-Refundable and charged per number of keys
(c) **PAYMENTS**: due on the first day of the month by email transfer or bank Deposit. **NO CASH**
(d) **ADDITIONAL RENT**: May be charged for repairs, insurance, taxes, telecommunications, costs

2. TERM : The term of this lease is month to month and can be terminated by either party on a 30 days written notice to the other. A 10% rental increase will apply after every 12 months rental period.

3. ALTERATIONS AND HOUSEKEEPING : Leaseholder cannot do any alterations to the leased office without the written approval of the Hotel. Housekeeping will service the office twice a month.

4. RESTRICTED AREAS ACCESS: Leaseholder has exclusive and privileged access to restricted areas. NONE of their visitors are allowed in those areas. Meeting rooms are available for their convenience.

5. HOTEL RULES : No pets and no smoking allowed in the building. Hotel implements a ZERO TOLERANCE POLICY TO DRUGS, DRUNKS, PARTIES, CRIMES, INTIMIDATIONS AND DOMESTIC VIOLENCE. No cooking in the office allowed, room service is available by the hotel independent restaurants.

6. OVERNIGHT USE : Leaseholder can use the office 24/7/365. Leaseholder hereby confirms to have declined to sign the Hotel Check-In Form for Temporary Accommodation.

7. PRIMARY RESIDENCE : Leaseholder must maintain at all time a Primary Residence. Hotel does not provide residences. Although overnight use is allowed, it can never be used as a Primary Residence.

8. ACTS OF DEFAULT AND LANDLORD'S REMEDIES :

- (1) An Act of Default has occurred when the Leaseholder has failed to pay Rent for a period of 15 consecutive days, regardless of whether demand for payment has been made or not;
- (2) An Act of Default has occurred when the Leaseholder has failed to comply with any of the hotel rules
- (3) When an Act of Default on the part of the Leaseholder has occurred, the Hotel shall have the right to terminate this Lease Agreement and to re-enter the Premise and deal with them as he may choose, immediately and without any notices or refunds.

9. GOVERNING LAW : This Commercial Lease shall be governed by Kenora small claims court. THIS IS A LEGALLY BINDING DOCUMENT. I understand this commercial lease. I decline/consulted legal advice.

LEASEHOLDER SIGNATURE: _____ Date : _____