

Schedule 4

MEETING ROOM
LICENSING AGREEMENT

TSCC 1831
(hereinafter the "Corporation")
Broadview Lofts
68 Broadview Avenue

Date of Function: _____ Type of Function: _____
Name(s) of Resident: _____ Suite No.: _____
Resident Tel #: _____ Resident Bus. Tel #: _____ Cell Tel #: _____
Name of Owner: _____ Address: _____
Owner Tel #: _____ Owner Bus. Tel #: _____ Owner Cell Tel #: _____
Number of Guests: _____
Duration of Function: From: _____ To: _____
Service Elevator Required: YES NO Security Guard: YES NO
If yes, how many hours: _____
Elevator Booked: Initial _____ Occupancy # as per Fire Code: _____

In consideration of the Corporation entering into this Agreement, the Resident and Owner hereby covenant and agree as follows:

1. to pay a refundable security deposit of Three Hundred Dollars (\$300.00) in certified funds, plus any anticipated security guard costs, for booking the Meeting Room. (Payment can be made by cheque, payable T.S.C.C. 1831). The security deposit will be returned within ten (10) days after the function. This is to ensure the post-inspection of the Meeting Room is done and reviewed.
2. to pay a non-refundable administration charge of Five Hundred Dollars (\$500.00) per day to reserve the meeting room for public or commercial purposes. Examples of public or commercial use include but are not limited to: filming, auditions, sales meetings and demonstrations. Additional fees or deposits may be required depending on the type and/or duration of use. Any such fees or deposits over and above the administration charge are at the discretion of the Corporation and are determined on a case by case basis. The Owner agrees that should the use of the meeting room be misrepresented, rental fees will be levied against the Owner.
3. should there be more than twenty-five (25) people attending the function and said function takes place after 7:00pm, to pay for the services of a security guard at an hourly rate of Twenty Five Dollars (\$25.00) (rate subject to change without notice) per hour for a minimum of four (4) hours. A security guard must be present one-hour prior to, during, and one-hour after the function. The Owner agrees that should the number of persons attending the function be misrepresented, security fees will be levied against the Owner.
4. if the reservation is cancelled less than seven (7) days before the function, the rental fees will be forfeited. If the reservation is cancelled less than forty-eight (48) hours before the function, the fees for security services will be forfeited.
5. as per city by-laws, noise and music must be kept to a minimum so as to not disturb other functions or residents after 11 :00 p.m.
6. the reserved room and adjacent common elements will be inspected prior to and after the function has ended. Any damage or excessive cleaning noted shall be the responsibility of the Owner. If the cost of cleaning and/or repairs exceeds the amount of the security deposit, the full cost of the repairs and excess cleaning, less the amount of the security deposit shall be assessed against the Owner and may be recovered in the same manner as common expenses.
7. the Resident and/or the Owner shall be present at all times during the function
8. to keep the function contained within the reserved room and/or immediate Open terrace area. Open terraces must be vacated no later than 11:00 p.m. The resident shall be responsible for clearing the terrace of snow and ice should their guests require access to it between November 1st and April 30th.
9. the function or use of the facilities shall not contravene any federal, provincial law or municipal by-law

10. to abide with, and to effect compliance with, the Condominium Act, the applicable Declaration, Bylaws and Rules of the Corporation, as well as the terms and conditions contained herein (hereinafter the "Rules"). Any breach of the above Rules will result in the forfeiture of the Three Hundred Dollars (\$300.00) security deposit and/or the suspension of Meeting Room privileges. The Owner understands that he/she is fully responsible and liable for any costs incurred by the Corporation as a result of any damage to the suite, furniture or furnishings within the suite, or as a result of enforcing any provision within the Rules, regardless of whether same is caused by the Resident or any guest.
11. the Meeting Room, as well as the surrounding areas of the facility, will be vacated no later than 1:00 a.m. by all guests and must be inspected by the security guard after the clean up prior to 2:00am.
12. to obtain a L.C.B.O. license, if alcohol will be sold, regardless of the number of people attending. A special occasion liquor license is not required when serving alcohol as the Meeting Room is considered an extension of your condominium unit.
13. the Resident and/or the Owner, his/her/their respective executors, administrators, successors, and assigns hereby waive, release and forever discharge the Corporation, the Corporation's directors, officers, manager, agents, employees and volunteers of and from any and all claims, demands, damages, actions, causes of actions, costs or expenses, whether at law or in equity, howsoever arising, which may hereafter be sustained against the Corporation in consequence of entering into this Agreement, including all damages, losses or injuries not now known or anticipated, which may arise in the future and all effects and consequences thereof, and notwithstanding that same may have been contributed to or occasioned by the negligence of the Corporation.
14. without in any way limiting the Owner's right to seek indemnification from the Resident, that any and all costs, charges, damages or expenses, including legal costs on a solicitor and client scale, and disbursements incurred by the Corporation, together with any interest thereon at the rate set in the Corporation's By-laws, whether with respect to the failure of the Resident or Owner to comply, or to effect compliance with the terms of this Agreement and steps taken to enforce same, or with respect to any other costs incurred by the Corporation as a result of entering into this Agreement, whether expressly stated herein or not, shall be paid by the Owner within twenty (20) days of being billed for same, and the Owner agrees that such costs shall be deemed to be common expenses attributable to the Owner's unit and shall be recoverable the Corporations as such.

CHARGES Security Deposit: \$300.00 Administrative Charge: \$ _____
 Security Guard Fees: \$25.00 x # _____ of Hours = \$ _____

Total Amount Paid: \$ _____

I/We, the undersigned, have read, understand and agree to the above conditions and hereby acknowledge receipt of a copy of this Agreement.

Resident's Signature: _____ Date: _____
 Owner's Signature: _____ Date: _____
 Approved on behalf of the Corporation by: _____ Date: _____

SCHEDULE 5

Tenant Information Form

Toronto Standard Condominium Corporation No. 1831

Unit: _____ Level: _____
Municipal Address: _____
Landlord's Name: _____
Landlord's Permanent Address: _____
Address: _____
Telephone No.: _____
Commencement Date: _____
Term of Lease: _____ Years
Commencement Date: _____

Attach a copy of the application/offer to lease and the lease itself.

Tenant's Full Name: _____
Social Insurance No.: _____
Driver's License No.: _____
Vehicle Place No.: _____
Number of Occupants: Adults _____ Children _____ Total _____
Adults Full Names: _____
Children's Full Names: _____ Age: _____
Age: _____
Tenant's Present Address: _____
Telephone No.: _____
Employer: _____
Business Address: _____
Business Telephone No.: _____
Name of Nearest Relative: _____
Nearest Relative's Address: _____
Telephone No.: _____

DATED at _____ this _____ day of _____ 20 _____

Tenant's Signature

Tenant's Signature

SCHEDULE 6

Tenant's Undertaking and Acknowledgement

Toronto Standard Condominium Corporation No. 1831

I/WE, The undersigned, as tenant(s) of Unit Level (the "Unit"), according to Toronto Standard Condominium Plan No. 1831, do hereby agree and undertake on behalf of myself/ourselves and any resident or occupants of the said unit that I/We shall comply with the provisions of the *Condominium Act*, and the Regulations made thereunder, and all subsequent amendments thereto, and also the Declaration, By-Laws and Rules of the said Toronto Standard Condominium Corporation No. 1831 (the "Corporation").

I/We acknowledge that I am/we are subject to the provisions contained in the said Act, Declaration, By-Laws and Rules of the said Corporation.

I/We further acknowledge receipt of the Declaration, By-Laws and Rules of the said Corporation.

I/We intend to occupy the Unit with the persons named above as our principal residence for the stated term of the Lease accompanying this Information Form and for no other purpose and I/we further acknowledge and agree that only those persons named herein will be entitled to reside in the Unit, subject always to my/our right to have guests and visitors from time to time in accordance with the Rules.

I/We further acknowledge that the Unit is restricted to a maximum of persons.

I/We further acknowledge and understand that in the event that I/we or any occupant residing in the Unit contravenes the provisions of the Declaration, By-Laws and Rules of the Corporation, my/our tenancy may be terminated in accordance with the provisions of the *Condominium Act*.

DATED at _____ this _____ day of _____ 20 _____

Tenant's Signature

Tenant's Signature

Form 5 - Summary of Lease or Renewal
(clause 83(1)(b) of the Condominium Act, 1998)

TO: _____
(name of condominium corporation)

1. This is to notify you that:

[Strike out whichever is not applicable:

a written or oral (strike out whichever is not applicable: lease, sublease, assignment of lease)

OR

a renewal of a written or oral (strike out whichever is not applicable: lease, sublease, assignment of lease)

has been entered into for: *[For all condominium corporations except common elements condominium corporations:*

Unit(s) _____ Level(s) _____ (include any parking or storage units that have been leased)]

[In the case of a common elements condominium corporation:

the common interest in the condominium corporation, being the interest attached to (provide brief description of the parcel of land to which the common interest in the Condominium Corporation is attached)]

on the following terms:

Name of lessee(s) (or sublessee(s)): _____

Telephone number: _____ Fax number, if any: _____

Commencement date: _____ Termination date: _____

Option(s) to renew: _____ *(set out details)*

Rental payments: _____ *(set out amount and when due)*

Other information: _____ *(at the option of the owner)*

2. I (We) have provided the *(strike out whichever is not applicable: lessee(s), sublessee(s))* with a copy of the declaration, by-laws and rules of the condominium corporation.

3. I (We) acknowledge that, as required by subsection 83(2) of the Condominium Act 1998, I (we) will advise you in writing if the *(strike out whichever is not applicable: lease, sublease, assignment of lease)* is terminated.

Dated this _____ day of _____, _____

Signature of owner(s)

Print name of owner(s)

(In the case of a corporation, affix corporate seal or add a statement that the persons signing have the authority to bind the corporation.)

(address)

Telephone number: _____ Fax number: _____