



Toronto Standard Condominium Corporation NO. 1831 Broadview Lofts

Nadlan-Harris Property Management Inc.
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Meeting/Party Room Agreement

PLEASE BE ADVISED THAT THE ROOM MUST BE IN THE SAME STATE AS IT WAS PRIOR TO USE

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

Date of Function:	Type of Function:
Resident Name(s):	Suite No:
Resident Tel #:	Resident Cell #:
Owner's Name(s):	Owners Address:
Owner's Tel #:	Owner's Cell #:
# of Guests:	Duration of Function: From _____ To _____
Service Elevator Required: YES NO	Security Guard: YES NO
If yes how many hours:	If yes how many hours:
Elevator Booked: Initial	Security Booked: Initial

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 Dollar (\$300.00) in certified funds; plus any anticipated security guard costs for booking the Meeting/Party Room. (Payment can be made by cheque payable to TSCC 1831). The security deposit will be returned within Ten (10) days after the function. This is to ensure the post inspection of the Meeting/Party 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 Resident/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 Four (24) people attending the function, security must be present. If there is alcohol present security must be present regardless of the amount of attendees. The services of a security guard are at an hourly rate of Twenty Five (\$25.00) (rate subject to change without notice) per hour for a minimum of Four (4) hours. A security guard must be present One (1) hour prior to, during, and One (1) hour after the function. The Resident/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 Forty Eight (48) hours before the function, the rental fees and 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 11:00pm.
6. The reserved room and adjacent common elements will be inspected prior to and after the function has ended. Any damage or excessive cleaning needed 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 cleaning and/or

repairs, 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 areas. Open terraces must be vacated no later than 11:00pm. The Resident and/or Owner shall be responsible for clearing the terrace of snow or 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 law, provincial law or municipal bylaw.
 10. To abide with and to effect compliances 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/Party Room priveledges. 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 area, furniture or furnishings within the area, 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/Party Room, as well as the surrounding areas of the facility, will be occupied no earlier than 10:00am and vacated no later than 1:00am by all guests and must be inspected by the security guard after the clean-up prior to 2:00am.
 12. To obtain a LCBO 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/Party Room is considered an extension of your condominium unit.
 13. The Resident and/or 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 as 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 and/or Owner to comply, or to effect compliance with the terms of the 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 by the Corporation as such.
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COMMERCIAL USE CHARGES:

SECURITY DEPOSIT: \$300.00 ADMIN. CHARGES: \$ _____
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 by: _____

Date: _____