

Schedule _____ Agreement to Lease – Residential

Form 401

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT:, and

LANDLORD: Delphine Nicholls

for the lease of 73 Richmond St. W. 302 Toronto

..... M5H4E8 dated the day of, 20.....

Tenant and Landlord agree that the Ontario Provincial Standard Lease Agreement shall form part of this Agreement to Lease and shall be signed no later than 7 business days after acceptance of this offer. This Schedule A will be attached as part of the Standard Lease.

Tenant covenants to comply with all of the By-laws of the Condominium Corporation.

For the convenience of the Tenant and in accordance with clause 5 (d) of the Standard Form of Lease, the Tenant has offered the Landlord and the Landlord has agreed to accept a series of ten (10) post dated cheques, which if honoured at time of presentation, shall satisfy the Tenant's obligation to pay rent for the period commencing.

No Tenant, resident, guest, invitee or visitor shall smoke Marijuana or other tobacco cigarettes, cigars, electronic cigarettes or any similar produce, whose use generates smoke or vapours within the leased premises.

The Tenant and any occupants of the premises, including any visitors, guests, shall not sell, distribute, cultivate, or propagate or harvest any cannabis or cannabis plants within the meaning of the Cannabis Act, S.C. 2018, c. 16 and the Cannabis Act, 2017, S.O. 2017, c. 26 as amended from time to time, anywhere in or upon the premise rented by the Tenant, the building where the Tenant's premises are located or in any of the common areas and adjoining grounds of such building. Contravention of this provision shall be deemed to be a material breach of the lease and grounds for termination of the lease.

The Tenant agrees not to have pets and shall not allow any on the premises,

Landlord represents and warrants that all appliances, heating system and electric light fixtures, as listed in the Agreement to Lease, will be in good working order at the commencement of the lease term and shall repair or replace as required. The Tenant agrees to maintain said appliances in state of ordinary cleanliness.

Tenant agrees to pay full cost of repairs due to damage caused by willful or negligent conduct of tenant or tenant's guests. The Tenant agrees to promptly notify Landlord of all and any damages or repairs.

Tenant agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his (her) authorized agent.

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANTS:

INITIALS OF LANDLORD(S):

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The Landlord denies the Tenant the right to sublet all or part of the property or list or advertise or use all or any part of the premises for any short term rental, hotel, boarding, lodging house, time-sharing, commercial or travel websites, including but not limited to Airbnb, during the entire term of this tenancy.

There will be () person(s) occupying the rental premises and their names are:

Except for casual guests, no other persons shall occupy the premises without written consent of the Landlord.

Initial ____ ____

Tenant warrants that the property will not be used for any illegal activity, including the manufacturing and distribution of illegal substances.

Tenant agrees that the Landlord or their agent shall be entitled to enter the rented property in accordance with Residential Tenancies Act, to view and inspect the condition of the unit and make repairs and alterations necessary.

Tenant shall carry contents and personal liability insurance coverage throughout the term of the lease or any renewal thereafter. Tenant agrees to provide a copy of such content insurance prior to occupancy.

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANTS:

INITIALS OF LANDLORD(S):