

Schedule A Agreement to Lease - Residential

Form 400

for use in the Province of Ontario

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

TENANT (Lessee),, and

LANDLORD (Lessor), Xi Qin Chen And Zhuo Li Chen

for the lease of 43 Hanna Ave, Suite 701 Toronto

M6K 1X1 dated the day of, 20.....

The Tenant and Landlord agree that an accepted Agreement To Lease shall form a completed lease and no other lease will be signed between the parties.

The Landlord shall pay real estate taxes (condominium fees and parking if applicable) and maintain fire insurance on the premises. The Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on the tenant's personal property.

The Landlord and Tenant agree to be bound by the Residential Tenancies Act (RTA)

The Tenant in accordance with the Residential Tenancies Act, will not sublet the premises without the Landlord's written permission and any potential Tenant must meet the criteria of the Landlord. In accordance with the Residential Tenancies Act such permission shall not be unreasonably withheld.

The Tenant shall give the Landlord prompt notice of any repair required and the landlord shall carry out all repairs within a reasonable timeframe as required in the Residential Tenancies Act. The Tenant agrees to be responsible for any damages whatsoever caused by their and/or their guests negligence/ neglect. Reasonable wear and tear is expected and is to be covered by the Landlord.

For the entirety of the term, the Tenant agrees to carry and pay for the Personal Property and Liability Insurance Policy, covering their own personal possessions which they bring to the premises. The Tenant shall obey all covenants of stated insurance policy. The tenant agrees to provide proof of this policy being in place at key delivery, shall the tenant not comply with this term this contract is deemed to be null and void. The tenant agrees to provide proof of tenants insurance policy upon key exchange or before.

It is understood and agreed that the Landlord shall have the right to effect repairs to the property during the term of the lease and month to month thereafter. The tenant shall provide access to the repair persons at a mutually agreeable time. Further the landlord must request this in writing 24 hours prior to arrival as set out in the Residential Tenancies Act.

The Landlord represents and warrants that the appliances as listed in this agreement to lease will be in good working order at the commencement of the lease. Unless there is willful neglect or damage due to negligence on behalf of the tenant, it is the Landlord's responsibility to ensure that these appliances and systems(Fridge, Stove, Dishwasher, Washer/Dryer, Microwave, Water Heater, Air Conditioner, Furnace, Bathroom Fans, Plumbing etc.) are kept in good working order for the term

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The Tenant agrees to keep the appliances and systems (Fridge, Stove, Dishwasher, Washer/Dryer, Microwave, Water Heater, Air Conditioner, Furnace, Bathroom Fans, Plumbing etc.) a state of ordinary cleanliness at the tenant's cost. The Landlord shall maintain the premises in a state of good repair, fit for habitation, during the term of the Tenancy Agreement and shall comply with Health, Safety, Housing and Maintenance Standards.

The Tenant agrees not to make any major decorating changes to the premises without the approval of the landlord or their authorized agent(example: wall mounting television/large items, etc) The tenant must request changes to paint colour of the premises; these requests must be approved by the landlord prior to being completed.

The sole occupants of the premises during the term will be:

The Tenant agrees to leave the premises in the same orderly condition as received on commencement at the term end: The Landlord agrees to provide the unit in a broom swept condition free of garbage and debris at commencement. The Landlord shall provide the carpets in a professionally cleaned state at the commencement The Tenant agrees to provide the unit in a broom swept condition free of garbage and debris at their term end/departure.

The tenant acknowledges that the subject premises is currently a non-smoking environment and agrees that it will remain as such for the duration of the lease or and extension or renewal thereof.

The Tenant agrees to allow the Landlord or his agent to show the property within 60 days of the end of the Lease agreement, at all reasonable hours (8AM-8PM) to prospective Buyers or Tenants after giving the tenant reasonable notice of such showings(24 hour written notice) Further, the Landlord shall be allowed to affix a For Sale/ For Lease/Rent sign and a Lockbox(including key) to the exterior of the premises.

The tenant agrees to permit the Landlord to inspect the premises Four(4) times per year, Monday through Sunday between the hours of 8AM to 8PM provided that the tenant receives 24 hour written notice that such an inspection will be taking place.

The Tenant agrees that they will not be using the premises for the growth/manufacture/storage of any illegal substances in any capacity.

The Landlord warrants that, to the best of their knowledge and belief, that there has not been any homicide or death at the property.

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The Tenant agrees to inquire and complete any of the necessary forms required by the Condominium Corporation and agrees to abide by the Condominium Rules and Regulations as well as the City/Regional by-laws.

The Tenant agrees that the cost of the Hydro, Sewer and Water Charges, shall be the burden of the Tenant and further agrees to pay any deposits which may be required of them by the utility companies. The tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the tenant's name, if requested.

The Tenant shall be responsible for replacing the furnace/air conditioning filters and burnt out lightbulbs at their expense. The Landlord shall ensure that there is a functional Smoke and Carbon Monoxide detector installed on the interior of the premises at the time the Tenant takes possession of the property. The Tenant acknowledges that they are responsible for testing and replacing the battery as necessary. The Tenant shall notify the Landlord immediately of any non-functioning detector immediately, and agrees not to disable any existing Carbon Monoxide/Smoke Detectors at any time.

The Tenant agrees to pay Landlords Administration Charges of \$50.00 for any cheque(s) that is/are returned as Non Sufficient Funds (NSF) or for any monthly rent payment that is not paid on or before the payment due date, as outlined in this lease(the beginning of the month)

Should the Tenant not wish to renew the lease, than the Tenant must 60 Days notice to the landlord prior to the expiry of the original lease term of their intention to terminate the tenancy and vacate the premises at the end of the term in accordance with the notice. The Notice must include the address of the rented premises, defined intention, and the Name and signature of all Tenants.

After the expiry of the original lease term, unless the lease is renewed for a further fixed term, or cancelled in writing, it will continue as a month to month tenancy under the same terms and conditions unless otherwise specified in this Lease Agreement. The Tenant shall give not less than 60 days notice in writing applied from the next date the rent payment is due of their intention to vacate; as required by the Residential Tenancies Act.

The Tenant shall not alter the locking systems on a door giving entry to the rental premises or complex without the consent of the landlord.

The Landlord agrees to deliver to buyer on closing 2 (two) complete sets of keys for all individual lock sets on/in the unit, 1 Building/Parking Access FOB's/Electronic Garage Door Openers(EDGO's) and the mailbox key.

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The Tenant and landlord acknowledges and agree that it is their responsibility and recommended to keep a signed manifest of delivered keys at completion and lease termination date. The Tenant agrees that it is their responsibility to return all of the keys, garage door openers, Key FOB's, Mailbox Keys, etc to the landlord or his authorized agent upon lease termination. Should the Tenant be unable to provide the landlord with all of the keys they shall indemnify the Landlord immediately for the replacement cost of missing Items/Keys/EDGO's/FOBS etc.

All times stated in this Agreement are to be respected by Eastern Standard time.

The Landlord and Tenant agree that no information provided by Royal LePage Realty Services Plus is to be considered as legal, financial, tax, building condition, construction, environmental, or other professional advice and that they have had the opportunity to consult with any such professional advisers prior to signing this agreement.

The tenant agrees to provide the landlord with a key deposit in the amount of \$200.00 which is refundable upon the completion of the lease, upon the key(s) + FOB(s) being returned

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