

SCHEDULE "B" TO THE AGREEMENT TO LEASE

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

TENANT,
LANDLORD, Terra Firma Homes Corporation

The parties to this agreement hereby acknowledge and agree that the deposit holder, *Babiak Team Real Estate Brokerage Ltd.* shall place the deposit into its non-interest-bearing real estate trust account, and no interest shall be earned, received or paid on deposit.

For the Agreement to Lease of: 303-332 High Park Avenue

Notwithstanding anything in the preceding attached printed form to the contrary, the following terms and conditions shall apply to the Agreement to Lease.

INCLUDED: The Landlord agrees that the appliances will remain on the premises for the Tenant's use including existing fridge, stove, dishwasher, microwave/exhaust fan, washer and dryer. Window coverings.

TENANT'S RESPONSIBILITIES: Heat, Hydro, Water Charges, Cable, Internet, Phone

LANDLORD'S RESPONSIBILITIES: Realty taxes, property insurance and maintenance of common areas of property

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

The Tenant agrees to either provide an e-transfer on a monthly basis or provide the Landlord with 10 post-dated cheques at the monthly rate of \$_____ per month.

Landlord is responsible for snow removal and yard maintenance.

Tenant is responsible for taking out their own garbage and recyclables.

The Tenant is responsible for the insurance of his/her personal contents and to obtain his/her own tenant fire insurance package, liability accommodation and belonging insurance coverage. Tenant agrees to provide a copy of the policy to the Landlord within ten (10) days from the commencement of the lease.

The Landlord agrees to provide the Tenant with two (2) sets of keys upon commencement and one garage door opener.

The Tenant agrees to provide a refundable deposit in the amount of \$150 to the Landlord for the garage door opener.

Tenant agrees to maintain appliances in a state of ordinary cleanliness at the Tenant's own cost.

The Tenant agrees not to decorate or make any alterations or additions to the premises without written consent of Landlord. Tenant's expense not be deducted from monthly rent.

Tenant agrees not to carry on any type of business and/or criminal type activity within the premises.

Tenant agrees to return premises in its original state upon expiration of the rental term.

The Tenant is responsible for cleaning out the unit prior to vacancy. The unit will be inspected prior to vacancy, if the unit has not been cleaned, debris and garbage not removed; tenant agrees to pay for a cleaning service. Cleaning services must be paid for prior to vacancy.

Tenant agrees not to smoke on premises.

No pets or animals of any sort shall be allowed without the prior written consent of the Landlord.

The Tenant shall give the Landlord prompt written notice through email or text of any repair required, and the Landlord shall carry out the repairs within a reasonable time.

The Tenant and any guests on the premises agree to be responsible for all damages whatsoever caused by his/her willful or negligent conduct. This includes damage to any items left for the Tenant's use or damages resulting from his/her failure to notify the landlord promptly of any defect or damage within the rental premises requiring repairs.

The Tenant shall give the landlord prompt notice by writing through email or text of any accident or defect in the water pipes, gas pipes, heating apparatus or electrical system. The Tenant agrees to be responsible for the repair of any damage caused by her or her guests should it occur through their negligence or neglect, regular wear and tear excluded. If at no fault of the Tenant, the Landlord shall be responsible for any costs associated with repairs.

60 days prior to the expiry of the lease or once notice of termination has been given by either the Tenant or the Landlord, the Landlord or his agent can show the property during all reasonable hours to prospective purchasers or Tenants, after giving the Tenant at least twenty-four (24) hours' written notice by text or email of such showing.

If no notice of termination is given from either Landlord or Tenant, the Tenant shall have the option, when not in default, to renew this Lease herein created for further term of One (1) year or month to month with the same terms and conditions with any increases to be governed by the Residential Tenancy Act of Ontario. Notice of intent to renew shall be given to the Landlord not less than sixty (60) days before the end of the Lease term.

This offer, any counter offer, notice of acceptance thereof, or any notice shall be deemed given and received, if transmitted electronically (via email and attachments). Furthermore, the signatures of all parties involved shall be deemed to be original. The transmission of this offer, any counter offer, notice of acceptance or any notice by electronic means, shall be deemed to confirm all parties have retained a true copy of the said paperwork. Lessees' Initials Lessors' Initials.

The Tenant and Landlord agree to exchange current contact information prior to occupancy.

Neither the Tenant nor the Landlord shall add to or change locks on doors giving access to the premises or to any building or property of which the premises form a part without the prior written consent of the other party through email or text.

The Landlord may enter the premises following written notice given to the Tenant at least 24 hours' to carry out repairs or to allow a potential mortgagee, insurer, or purchaser to view the premises. Such notice must specify the reason for entry, the day of entry, and a time between the hours of 8 a.m. and 8 p.m. Notice is not required in cases of emergency or if the Tenant consents to the entry at the time of entry.

Tenant agrees as a condition of the lease not to sublet or take in any border without the written consent of the Landlord according to the Landlord and Tenant Act.

It is understood and agreed the TENANT shall upon acceptance of this Agreement to Lease (a) Deliver a certified cheque or bank draft as deposit by 7:00 p.m. on the first business day following the date of acceptance, failing which the Landlord reserves the right in his sole discretion to declare this Agreement to Lease null and void by giving notice by email, fax or hand delivery to the Tenant or his agent.

Tenant's' Initials _____

Landlord's Initials _____