

OFFER TO LEASE

DATED: ** The ____ day of March, 2012. **

TO: **Elizabeth Stom and Richard Wright**
(hereinafter called the "**Landlord**")

FROM: **** Tenant Name ****
(hereinafter called the "Tenant")

1. OFFER

1.1 The Tenant hereby offers to lease from the Landlord the premises specified below on the material terms set out below and subject to the additional terms and conditions set out on the schedules attached and identified below.

2. MATERIAL TERMS

The following Material Terms when used in the Schedules identified and attached hereto have the following meanings:

2.1 ADDRESS OF PREMISES: **1135 Mill Street – Unit 1 (Main Floor)**
Manotick, Ontario
K4M 1A5

2.2 GROSS LEASABLE AREA OF PREMISES: Approx 1100 SQUARE FEET

2.3 TERM OF LEASE *RENEWAL*: **ONE (1) YEAR**

2.4 LEASE *RENEWAL* COMMENCEMENT DATE: **** Enter Commentcement Date **.**

2.5 RENT: Annually Monthly

Year 1: **\$** Enter Annual Rent ** Plus HST** **\$** Enter Monthly Rent ** Plus HST**

A Year commences on the Lease Commencement Date and runs for 365 days (366 days in a leap year). Lease is to be net and carefree to the Landlord and the Tenant agrees to pay such additional amounts as on Schedule "A" provided.

¹ Gross Leasable Area of the Premises.

2.7 RENT DEPOSIT: ** Enter Deposit Amount and term as follows ****Three Thousand One Hundred dollars (\$3100.00).**

2.9 USE: **** Enter the tenant's use of Space **.**

2.10 SCHEDULES:
"A" - Additional Terms,
"B" - Site Plan,
attached hereto form part of this Agreement.

FROM THE DATE OF ACCEPTANCE OF THIS AGREEMENT BY BOTH PARTIES, THE LANDLORD COVENANTS AND AGREES THAT, PROVIDED THE TENANT IS NOT AND HAS NOT BEEN IN DEFAULT UNDER THE LEASE, IT WILL NOT DURING THE CURRENCY OF THE TERM OR ANY RENEWAL THEREOF LEASE ANY SPACE IN THE BUILDING TO ANY OTHER TENANT WHOSE BUSINESS CONFLICTS WITH **** Enter the tenant's use of Space ****.

3. ACCEPTANCE

3.1 Acceptance of this Agreement shall be irrevocable by the Tenant and Indemnifier and shall be open for acceptance by the Landlord until 5:00 p.m. on the ** Enter Irrevocable Date as follows ** 21st day of March, 2012.

3.2 Neither the preparation of this Offer by the Landlord nor any negotiations entered into by the Landlord in connection with its submission will create or imply a commitment of any nature by the Landlord to accept the same. Upon acceptance by the Landlord this Agreement shall be binding upon the parties hereto. If not accepted by the Landlord this Agreement shall be null and void without the necessity of any further formality, notice, delay or recourse by any party hereto.

IN WITNESS WHEREOF the Landlord, Tenant and, if applicable, Indemnifier, have duly executed this Agreement.

Executed by the Tenant on the _____ day of _____, **** 2012. ****

SIGNED, SEALED AND DELIVERED)
in the presence of:)
)
)
)
)
)
)

**** Tenant Name ****
TENANT:

c/s

Per:
Name: **** Tenant Contact w/Signing Authority ****

Tenant's Address for Service prior to the Lease Commencement Date:

Accepted by the Landlord on the ____ day of _____, 2010.

SIGNED, SEALED AND DELIVERED)
)
)
)
)
)
)

ELIZABETH STOM AND RICHARD WRIGHT
LANDLORD

c/s

Per:
Name:Richard Wright

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SCHEDULE "A"
Additional Terms

Landlord: **ELIZABETH STOM AND RICHARD WRIGHT**

Tenant: **** Tenant Name ****

WHEREAS the Landlord is leasing part of a retail BUILDING (the "BUILDING") on the lands as set out in paragraph 2.1 of the Material Terms.

A1. OFFER

The Tenant, hereby offers to lease from the Landlord the retail store in the BUILDING, the location of the said retail store to be leased (hereinafter referred to as the "**Premises**") being shown as outlined in red on Schedule "B" attached hereto, consisting of a unit having an approximate area as set out in paragraph 2.2 of the Material Terms, together with a right in common with others entitled thereto to the use of any common area and facilities contained in or appurtenant to the BUILDING, subject always to the terms and conditions of this offer.

A2. GROSS LEASABLE AREA OF THE PREMISES

The Gross Leasable Area of the Premises is approximately that specified in the Material Terms. The approximate location of the Premises in the BUILDING is as outlined in red on Schedule "B", such area to be measured from the outside surface of all exterior walls, doors and windows thereof and from the centre line of all interior walls separating such premises from the adjacent.

A3. TERM

The Term of the Lease (Renewal) shall be as specified in the Material Terms commencing:

(A) **** Enter Lease Commencement Date as follows ****March 1, 2012

A4. RENT

The rent payable shall be as follows:

A4.01 The Tenant shall pay to the Landlord in lawful money of Canada, and without deduction, abatement or set-off, the Rent as specified in the Material Terms. The first monthly instalment of Minimum Rent shall be paid by the Tenant on the Lease Commencement Date. Where the Lease Commencement Date is the first day of the month, such instalment shall be in respect of such month and where the Lease Commencement Date is not the first day of a month, rental for the period from the Lease Commencement Date to the first day of the next ensuing month shall be pro-rated on a per diem basis and paid on the Lease Commencement Date and thereafter all subsequent monthly instalments of Minimum Rent shall each be paid in advance on the first and ensuing calendar month during the Term.

A4.02 RENT DEPOSIT

The Landlord acknowledges receipt of the Rent Deposit to be applied toward payment of the last month's Rent and H.S.T. accruing during the Term.

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A4.03 ADDITIONAL CHARGES

Enter Annual Rent ** Plus HST **\$** Enter Monthly Rent ****

The total rent payable by the Tenant shall be **\$** Enter Annual Rent ** + HST annually (\$** Enter Monthly Rent ** + HST per month)**. The Tenant shall pay for hydro electrical power as separately metered. The Tenant shall pay for their portion of water as collectively metered with the residential rental unit on the second floor. The Tenant shall pay for furnace oil as delivered. The Landlord shall pay all other costs and expenses and there shall be no other additional amounts or rent whatsoever.

A4.04 POST-DATED CHEQUES

The Tenant agrees to deliver to the Landlord at the beginning of the Term and of each year during the Term, a series of twelve (12) monthly post-dated cheques for the following Year, in amounts conforming with the monthly Rent payment, plus any Additional Rent Charges and HST .

The Tenant covenants and agrees to pay to the Landlord the sum of Eighty Five (\$85.00) Dollars for each cheque delivered to the Landlord, or electronic funds transfer, not honoured by the Tenant's bank, for whatever reason, and to pay such amount forthwith upon demand therefore together with the Landlord's legal expense in making such demand, and that if such amount is not paid forthwith it may be collected as Rent in arrears.

A4.05 ARREARS OF RENTS

Any and all Rent in arrears shall bear interest at the rate of eighteen percent (18%) per annum or, at the option of the Landlord to be exercised by giving written notice to the Tenant, that rate of interest at the time such interest falls due under this Agreement which is equal to the highest rate then charged by any chartered bank in Canada for commercial demand loans to customers regarded as prime credit risks, plus **three** percent (**3%**) per annum.

A6. TENANT TO PAY CERTAIN TAXES

The Tenant shall be responsible to pay (if required by the municipality) any business tax. The Tenant prior to the due date of such remittances to the relevant taxing authority, and the Landlord shall in turn remit such monies to the relevant taxing authority on behalf of the Tenant herein.

A7. TENANT TO PAY UTILITIES

The Tenant shall be solely responsible for and promptly pay the cost of heating (air-conditioning as separately metered) the Demised Premises.

A8. LANDLORD'S WORK

Intentionally Deleted.

A9. USE OF PREMISES

From and after the Lease Commencement Date the Tenant shall continuously, actively and diligently carry on and the Premise shall be used only for the Tenant's business as specified in the Material Terms or other Schedules hereto, in the whole of the Premises during the entire Term. The Tenant shall keep the Premises open for the conduct of such business on such days and during such hours as may be permitted by such business on such days and during such hours as may be permitted by relevant governmental laws, bylaws and regulations and as the Landlord shall require, from time to time, and in such manner as shall assure the transaction of a maximum volume of business in at the Premises. The Tenant has satisfied itself that the Tenant's intended use of the Premises is permitted by and conforms to all laws, bylaws and ordinances and the orders, rules and regulations and requirements of all County, Municipal, Regional, Provincial, and Federal and other applicable governmental authorities now in force pertaining to the Premises. In the event the Tenant fails to open the whole of the Premises for business, fully fixtured, stocked and staffed on the Lease Commencement Date or to carry on business at all times during the Term duly and strictly in accordance with the terms, covenants and conditions contained in this Agreement and the Lease, the Landlord shall be entitled to pursue any remedy permitted by law or the Lease. If the Tenant fails to open the Premises within fifteen (15) days after the Lease Commencement Date, the Landlord may, at its option, terminate this Agreement or any Lease arising therefrom, as the case may be, without the necessity of taking any legal proceedings and without prejudice to any of the Landlord's rights.

Provided the Tenant continuously and actively carries on business the Landlord may only specify hours of operation that are reasonable for the nature of the Tenant's business.

A10. PERMITS

Prior to commencing any construction in the Premises the Tenant shall obtain at its sole cost any and all required building, electrical and mechanical permits from all municipal authorities or utilities and shall provide a copy of same to the Landlord. Prior to commencing the operation of its business from the Premises the Tenant shall obtain at its sole cost any and all required Occupancy Permits (and if the municipality does not issued such permits the Tenant shall obtain and deliver to the Landlord letters from the appropriate municipal authority or utility that final building, electrical and mechanical inspections have been carried out and the Premises approved for occupancy by such authority or utility) and shall deliver a copy of same to the Landlord. Failure to comply with the foregoing may expose the Landlord to substantial damages or expense and the Tenant indemnifies and holds the Landlord harmless for any and all costs and expenses thereby incurred or suffered. If the Tenant should either commence construction or occupy the Premises without in both cases having first obtained the necessary permits and approvals and delivered copies of same to the Landlord then the Landlord may as agent for the Tenant, in addition to any other remedy it may have in Law:

- (1) apply for such permit or approval;
- (2) undertake any work, as may be required, to the Premises, to obtain such permit or approval;

The Tenant shall forthwith reimburse the Landlord for all costs, fees and expenses incurred thereby (including the cost, as determined and allocated by the Landlord acting reasonably, of all head office staff, site staff or professional services thereby incurred or required for such application or work) plus: (A) with respect to (1) above, twenty (20%) percent and HST; and (B) with respect to (2) above fifty (50%) percent and HST. Such amounts shall be recoverable as Rent in arrears; and

- (3) at any time prior to obtaining such permits or approvals, and notwithstanding any intermediate steps or negotiations, terminate this Offer to Lease and any Lease entered into pursuant hereto.

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The Landlord shall not be required to deliver keys or permit occupancy without having received the required permits and approvals and payment by the Tenant for any application or work performed to obtain same. Notwithstanding that the Landlord has not permitted occupancy the Tenant's obligation to pay the Rent reserved and to observe and perform the other covenants and obligation of the Offer to Lease or the Lease shall apply as if the permits and approvals had been granted and the Tenant had opened for business to the public from the Premises.

A11. REPAIRS AND MAINTENANCE

The Tenant shall at all times, at its sole cost, keep and maintain the Premises in a clean condition in a manner, reasonable wear and tear excepted.

A12. SIGNAGE

The Tenant shall not paint, affix, display or cause to be painted, affixed or displayed any sign, picture, advertisement, notice, lettering or decoration on any part of the exterior of the Premises without, in each instance, the prior written approval of the Landlord. Further, if the Landlord acting reasonably, objects to any sign, picture, advertisement, notice, lettering or decoration which may be painted, affixed or displayed in any part of the interior of the Premises and which is visible from the exterior thereof, the Tenant shall forthwith remove same at the Tenant's sole cost and expense.

The Landlord may erect a sign box in accordance with the Landlord's sign policy on the exterior frontage of the Premises. The Tenant may install a sign using the Tenant's standard colours, graphics and logo. Such sign box shall be illuminated and shall remain the property of the Landlord and shall be maintained by the Landlord at the sole cost and expense of the Tenant. The Tenant is responsible for all graphics for his sign at his sole cost.

The Landlord may erect a pylon sign, at his sole option, in accordance with its sign policy and any governing bylaws. Providing further that, at the Landlord's option, it may allocate space on the pylon sign based upon the Tenant's proportion of the BUILDING. At the expiration or earlier termination of the Term, the Tenant shall remove any such sign from the sign box at the Tenant's expense and shall promptly repair all damage caused by any such removal.

A13. EXTENSION

If the Tenant is not and has not during the Term been in breach of or in default of the payment of the Rent and the performance of each and every one of the covenants, provisos and agreements herein contained and on the part of the Tenant to be paid and performed, punctually and in accordance with the provisions hereof and if the Tenant has not assigned the Lease or sublet the whole or any part of the Premises except with the prior written consent of the Landlord given in accordance with the terms of the Lease, then the Tenant shall have the option of extending the Lease for such number of additional term or terms and such number of years as is specified in the Material Terms section hereof, upon the expiration of the herein Term, provided that the Tenant shall give to the Landlord notice in writing of the exercise of such option at least two (2) months prior to the expiration of the Term, or the then current extension period. In the event that the Tenant shall exercise the option as aforesaid, then the Lease shall be upon the same terms, save and except that there shall be no additional option to extend, except for such additional unexercised extension terms as are provided for in the Material Terms and the Minimum Rent for the additional term or terms shall be as mutually agreed upon in writing by the Tenant and the Landlord prior to the expiration of the within Term. The Annual Minimum Rent payable in each additional term shall be based upon the then current fair market rental for similar (both use and condition) premises in the same municipality as the BUILDING, provided that in no event shall such annual Minimum Rent be less than the annual Minimum Rent payable by the Tenant in the then expiring Lease year. Failing agreement, then the parties agree to refer the matter to Arbitration as provided in the Lease.

A14. TENANT'S INSURANCE

The Tenant, in the names of the Tenant, the Landlord and every Mortgagee of the BUILDING and with some insurance company or companies reasonably satisfactory to the Landlord and every such Mortgagee, shall take out and maintain with respect to the Premises and the Tenant's use and occupation thereof and furnish to the Landlord on the Lease Commencement Date and upon each anniversary thereof, policies of:

- (a) insurance upon property of every description and kind owned by the Tenant, or for which the Tenant is legally liable or installed by or on behalf of the Tenant, and which is located within the BUILDING, including, without limitation, stock-in-trade, furniture, fittings, installations, alterations, additions, partitions, fixtures and anything in the nature of a Leasehold improvement in an amount not less than ninety percent (90%) of the full replacement cost thereof, with coverage against at least the perils of fire and standard extended coverage, including sprinkler leakages, earthquakes, flood and collapse;
- (b) broad form boiler and machinery insurance on a blanket repair and replacement basis covering, in an amount not less than the replacement cost, all boilers, pressure vessels, air conditioning equipment and miscellaneous electrical apparatus owned or operated by the Tenant in the Premises, or relating to or serving the Premises;
- (c) public liability and property damage insurance including personal injury liability and contractual liability with respect to the Demised Premises and the Tenant's use of the Common Facilities, with coverage to include the activities and operations conducted by the Tenant and any other person on the Demised Premises and by the Tenant and those for whom it is in law responsible, in any other part of the Centre. Such policies shall be written on a comprehensive basis with limits of not less than **Two Million Dollars (\$2,000,000.00)** for bodily injury to any one or more persons, or property damage, and such higher limits as the Landlord or the Landlord's Mortgagee reasonably requires from time to time. If the Tenant sells alcohol (which includes beer, wine and spirits), or is licensed under the *Liquor License Act* or other such legislation for the sale of alcohol, then the Tenant shall obtain an insurance policy written on a comprehensive basis with limits of not less than **Five Million Dollars (\$5,000,000.00)** for bodily injuries to any one or more persons, or property damage;
- (d) Tenant's legal liability insurance on an all-risk basis for the full replacement cost of the Premises;

A15. SECURITY DEPOSIT

The Tenant supplied a post dated cheque receipt of which is hereby acknowledged by the Landlord. The Security Deposit shall be held by the Landlord, without liability for interest, as security for the faithful performance by the Tenant of all the terms, covenants, conditions of this Agreement and the Lease herein contemplated to be kept, observed and performed.

A16. PROMOTION AND ADVERTISING

Intentionally deleted.

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A17. ASSIGNMENT AND SUBLETTING

The Tenant may not assign this Agreement. Further, the Tenant will not assign the Lease contemplated herein in whole or in part, nor sublet nor license all or any part of the Premises save with the written consent of the Landlord, which consent may not be unreasonably withheld. When considering whether or not to grant its consent, without limiting the generality of the factors it may consider, it shall be reasonable for the Landlord to insist that the proposed assignee provide personal covenants of principals of any corporate assignee, whether or not it has requested same previously or if the existing tenant has provided them or not. If the Landlord shall consent to an assignment or subletting or license by the Tenant, then the Landlord, or its Solicitors, may at its option prepare the required documentation, the Tenant to bear all costs of the preparation of such documentation (including the Landlord's legal fees with respect thereto, which as at the date hereof are Five Hundred (\$500.00) Dollars plus HST) and the Tenant shall pay the Landlord an administrative fee of Two Hundred and Fifty Dollars (\$250.00) plus HST for processing the Tenant's Application for Consent. The Tenant acknowledges being advised by the Landlord that in the event of any such assignment the Landlord shall require the current tenant and its proposed assignee to be jointly and severally liable for all adjustments of Additional Rent whether for the current fiscal year of the Lease or the year immediately prior thereto.

A18 TRANSFER BY LANDLORD

The Landlord may assign this Agreement or the Lease to a purchaser of the BUILDING or to the Landlord's Mortgagees.

A19. LEASE

The Tenant agrees that it shall execute and deliver to the Landlord the Landlord's standard form of net lease for this project as provided for in Section 1.2 hereof. The parties acknowledge that all definitions, terms and provisions of this Agreement are to have those meanings described in said Lease and which are dealt with in greater detail in the Lease. Where there is any conflict between the non-financial terms of this Agreement and the terms of the Lease, the Lease shall govern. If the Landlord, in its sole discretion, permits the Tenant to open for business in the Premises without the prior execution and return of the Lease, the Tenant, in such case, shall nevertheless be bound by all the terms, provisions and covenants contained in the Lease as if the Tenant had executed the same. The parties agree that neither the execution of the Lease nor the permitting or accepting of occupancy will waive the Landlord's or Tenant's respective obligations as set out in this Agreement.

A20. FINANCIAL APPROVAL

The Tenant shall, within fifteen (15) days of the acceptance of this Offer by the Landlord, submit to the Landlord its up to date financial statements and other such financial information as may be reasonably required by the Landlord and the Landlord shall be entitled, at its sole discretion, to terminate this Agreement forthwith by notice in writing given within thirty (30) days thereafter should the Landlord, in its whole discretion, deem such financial statements and information to be unsatisfactory.

A21. AUTHORIZATION

The Landlord and the Tenant covenant that each of them has all requisite power and possesses all licences, franchises, permits, consents and other rights necessary to enable each of them to enter into this Agreement and the Lease contemplated hereby. The Tenant covenants, represents and warrants that it is not a party to any agreement which would restrict or covenant which would prevent the Tenant from opening the Premises for business and operating same throughout the Term for the purposes set out herein.

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A22. PLANNING ACT

It is an express condition that this Agreement and the Lease contemplated herein be effective only on obtaining such consents, if any, as may be required under section 50 the *Planing Act*, R.S.O. 1990, c. P.13 or any successor legislation or other statute which may hereafter be passed to take the place of the said Act or to amend the same, and provided that such consents are granted on conditions which are acceptable to the Landlord.

A23. PARKING

The Tenant and its employees, suppliers, and other persons not customers having business with the Tenant, shall park their cars only in those portions of the parking area designated for the purpose by the Landlord.

A24. AMENDMENT

This Agreement may not be amended or altered except by instrument in writing signed by the Landlord and the Tenant.

A25. FORCE MAJEURE

Whenever, and to the extent that one party hereto shall be unable to fulfil, or shall be delayed or restricted in the fulfilment of any obligations under any provision of the Lease by reason of strike, lock-out, war or acts of military authority, rebellion or civil commotion, ~~fire or explosion~~, flood, wind, water, earthquake, act of God, or other casualty or by reason of being unable to obtain the material, goods, equipment, services, utility or labour required to enable it to fulfil such obligation or by reason of any statute, law or order-in-council or any regulation or order passed or made pursuant thereto or by reason of the order or discretion of any administrator, controller or board, or any governmental department or officer or other authority or by reason of not being able to obtain permission or authority required thereby, or by reason of any other cause beyond its control or not wholly or mainly within its control, whether of the foregoing character or not, and not caused by its default or its act of commission or omission and not avoidable by the exercise of reasonable effort or foresight by it, such party shall, so long as any such impediment exists, be relieved from the fulfilment of such obligation and the other party shall not be entitled to compensation for any damage, inconvenience, nuisance or discomfort thereby occasioned. Nothing herein excuses the Tenant from its obligation to pay Rent or satisfy its other financial obligations hereunder.

A26. SEVERABILITY

If any covenant, obligation, agreement, term or condition of this Agreement or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such covenant, obligation, agreement, term or condition to a person or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby and each covenant, obligation, agreement, term and condition shall be separately valid and enforceable to the fullest extent permitted by law.

A27. TIME OF THE ESSENCE

Time shall be of the essence of this Agreement and each and every part hereof.

A28. APPLICABLE LAW

This Agreement shall be constructed in accordance with the laws of the Province of Ontario.

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A29. INDEMNITY

The Indemnifier hereby agrees with the Landlord that, as and from the date of execution of this Agreement and **for the first 5 years of the Term**, it will (i) make the due and punctual payment of all Rent, monies, charges and other amounts of any kind whatsoever payable under this Agreement and the lease contemplated herein by the Tenant whether to the Landlord or otherwise and whether this agreement or the lease herein contemplated has been disaffirmed or disclaimed; (ii) effect prompt and complete performance of all and singular the terms, covenants and conditions contained in this Agreement and the lease herein contemplated on the part of the Tenant to be kept, observed and performed; and (iii) indemnify and save harmless the Landlord from any loss, costs or damages arising out of any failure by the Tenant to pay the aforesaid Rent, monies, charges or other amounts due under this Agreement or the lease herein contemplated or resulting from any failure by the Tenant to observe or perform any of the terms, covenants and conditions contained in this Agreement or the lease contemplated herein.

In consideration of the Landlord's execution of this Agreement, the Indemnifier agrees to execute and deliver to the Landlord, simultaneous with the execution of the Lease by the Tenant, an indemnity agreement in the Landlord's standard form, to indemnify the Landlord with respect to all undertakings, terms, covenants, and conditions to be observed by the Tenant pursuant to this Agreement and the Lease contemplated hereby. In the event said indemnity agreement forms part of the Lease, the Indemnifier shall execute the Lease at the same time as the Tenant as provided for herein.

A30. NOTICE

Any notice required or permitted to be given by the Tenant to the Landlord in terms of this Agreement shall be sufficiently given if delivered or sent by registered mail, post prepaid to the Landlord at **1134 Clapp Lane Manotick, Ontario**. Any notice herein required or permitted to be given by the Landlord to the Tenant or the Indemnifier shall be sufficiently given if delivered or sent by registered mail, postage prepaid, to the Tenant and to the Indemnifier prior to the Lease Commencement Date at the address's indicated below their signatures on the execution page, and to the Premises after the Lease Commencement Date. Every such notice is conclusively deemed to have been given upon the date it was so delivered or, if mailed, upon the third (3rd) business day after it was so mailed.

A31. TENANT'S ESTOPPEL CERTIFICATES

The Tenant at any time and from time to time upon not less than three (3) days prior notice shall execute and delivery to the Landlord a statement in writing certifying that the Lease is unmodified and in full force and effect (or, if modified, stating the modification and that the same is in full force and effect as modified), the amount of Rent then being paid under the Lease, the dates to which the same, by instalment or otherwise, and the other sums provided in the Lease to be paid by the Tenant have been paid, and stating whether or not there is any existing default on the part of the Landlord of which the Tenant has notice, and the particulars and amount of insurance policies on the Demised Premises in which the Tenant's interest is noted.

A32. ELECTRICAL SERVICE

The Landlord certifies that the electrical service is divided and separately metered for the premises contained in schedule "B".

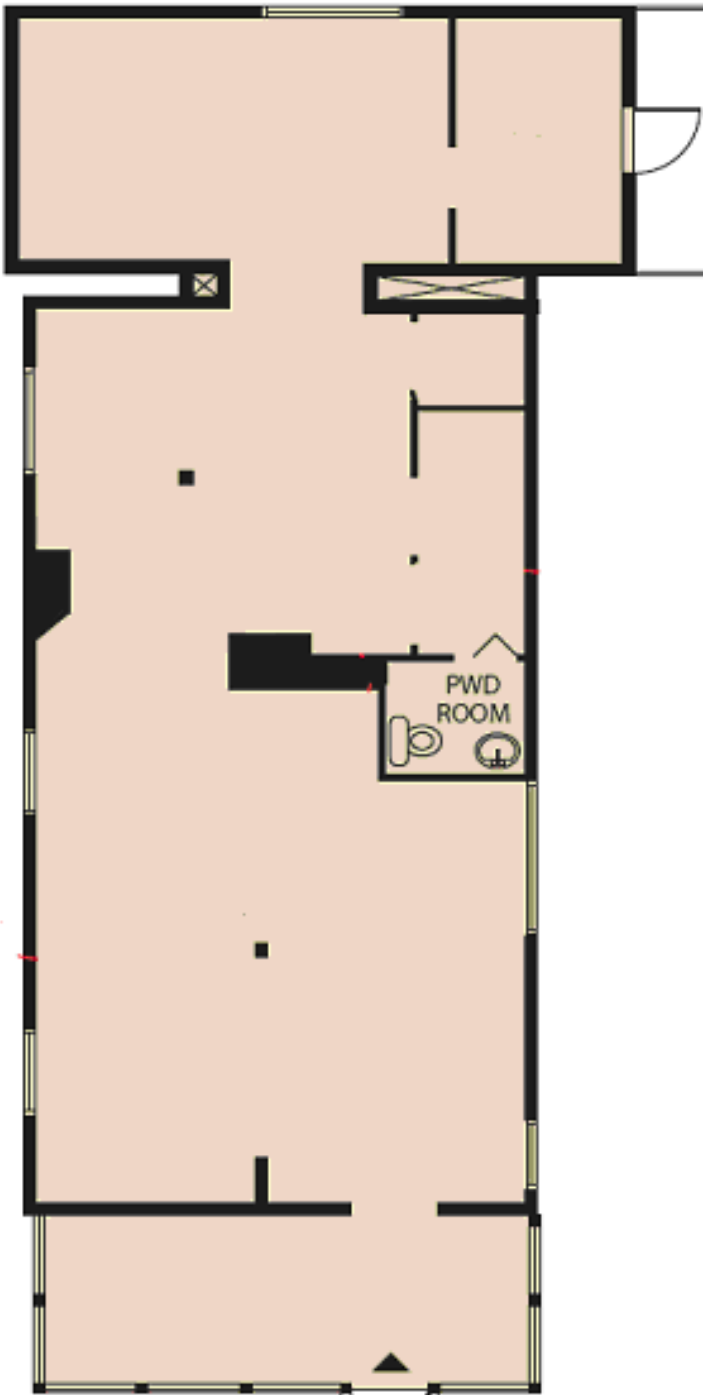
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SCHEDULE "B"

SITE PLAN

Landlord: **ELIZABETH STOM AND RICHARD WRIGHT**

Tenant: **** Tenant Name ****



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