

LEASE OF PREMISES

THIS AGREEMENT is made the _____ day of (Month), (Year)

BETWEEN: THE VANCOUVER LIFE DRAWING SOCIETY dba
BASIC INQUIRY

(the "Leaser")

AND:

(The "Lessee")

1. Premises

The Leaser grants and the Lessee takes a lease of the commercial premises known municipally as 1011 Main Street Vancouver, B.C. V6A 4L4 (the "Premises") and all contents therein on the dates and during the hours set out in Schedule "A" attached hereto (herein called the "Term") for the sole purpose as set out in Schedule "B" attached hereto and for no other reason.

2. The Lessee covenants with the Leaser:

- A. To pay the rent computed as set out in Schedule "C";
- B. To use the Premises only for the purposes set out in Schedule "A" of this Lease;
- C. To keep the Premises and the contents thereof as clean and in good and serviceable repair (reasonable wear and tear only excepted) as at the beginning of the Term and to report to a director or officer of the Leaser any damage immediately upon discovering the same.
- D. To yield up the Premises with all fixtures, contents and additions at the determination of this Lease in good repair, reasonable wear and tear excluded;
- E. To indemnify and save harmless the Leaser for all claims of liability, damages, costs, outlays and legal fees (computed on a solicitor and own client basis) for any claim of liability, by any person for any damages or loss which occur on the Premises immediately prior to, during or immediately after the Term of this Lease;

- F. The Lessee agrees not to utilize the name of the Leaser in advertising, promoting or conducting it's activities on the Premises or elsewhere.
- G. The Lessee agrees to pay for the utilized supplies of the Leaser as set out in Schedule "D"

3. Conditions

Provided always and it is agreed as follows:

- A. The Leaser may re-enter the Premises if the rent is in arrears and terminate this Lease;
- B. The Lessee shall be provided with a set of keys for the Premises which shall be returned to the Leaser upon termination of this Lease. The Lessee agrees not to copy the same.

THE VANCOUVER LIFE DRAWING SOCIETY dba
BASIC INQUIRY

Authorized Signatory

Authorized Signatory

SIGNED BY THE LESSEE in the
Presence of:

Signature

Print Name

(Lessee)

Address

Occupation

Schedule "A"

The Term of the Lease:

Schedule "B"

The Premises are leased for the purpose of

Schedule "C"

Rent Payable by the Lessee to the Leaser:

Schedule "D"

Supplies of the Leaser utilized during the Term:

Newsprint @ \$0.10 per sheet, \$1.00 for 10 or \$2.00 for 20
Coffee and tea @ \$1.00 per cup
Pop @ \$1.00 per can
Granola bars @ \$1.25 per bar
Bottled water @ \$1.50 per bottle
Juices @ \$1.25 per box