

**AGREEMENT OF LEASE, OPTION TO PURCHASE AND
FIRST RIGHT OF REFUSAL**

THIS AGREEMENT made effective as of the ____ day of _____, _____.

BETWEEN:

[NAME OF LANDLORD]
[address]
(the "Landlord")

OF THE FIRST PART

- and -

[NAME OF TENANT]
[address]
(the "Tenant")

OF THE SECOND PART

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties hereby agree as follows:

PART I - LEASE

1.1 The Landlord does hereby lease to the Tenant those lands and improvements thereto being located at _____, in the Province of Alberta, and legally described as:

[legal description of lands]

(the "Lands") for a term of [term] years to be computed from the ____ day of _____, _____ until the ____ day of _____, _____ on the terms and conditions hereof (the "Lease").

1.2 The Tenant shall pay as rent to the Landlord, in advance, on the 1st day of each and every month of the term hereof, in lawful money of [country], without any deduction, set off or abatement whatsoever, the monthly amount of [rental amount] Dollars (\$ _____);

1.3 The Tenant shall pay the rent, and at all times during this Lease keep, and at the termination hereof, yield up the Lands in good and tenantable repair (including without limitation, killing weeds upon the Lands), and the Landlord may enter upon the Lands and view the state of repair thereof upon reasonable notice. In the event of the Tenant failing to replace or repair, the Landlord may have the necessary replacement or repair work done and the Tenant shall pay forthwith to the Landlord the cost thereof. In the event the Tenant fails to pay same on demand then the Landlord may add same to the rent and recover by all the rights and remedies available to the Landlord for the recovery of rent to the same extent and effect as if the said cost of such replacement or repair were in effect rent.

1.4 The Tenant hereby covenants to indemnify and save the Landlord harmless of and from any damage to or loss of the Lands howsoever occasioned, from the time of possession, during the term hereof and until and including the time of redelivery of the Lands to the Landlord. The Tenant further covenants to indemnify and save the Landlord harmless against any and all claims, costs and expenses in any manner whatsoever arising from the Tenant's use, occupation or possession of the Lands.

The Tenant shall carry adequate insurance covering legal liability for bodily injury or death and for damage to property of others by reason of the Tenant's use, occupation or operation of the Lands, the Landlord to be a named insured thereunder and such policy to contain a ten (10) day notice provision to the Landlord of cancellation. The Tenant shall furnish the Landlord with copies of policies or certificates
THIS IS A 4-PAGE DOCUMENT.