

COMMERCIAL LEASE (BRITISH COLUMBIA)

THIS LEASE is made in duplicate by and between:

[NAME OF LANDLORD]
(the "Landlord")

- and -

[NAME OF TENANT]
(the "Tenant")

The Landlord and the Tenant hereby agree as follows:

1. The Landlord hereby leases to the Tenant the premises outlined in red on the floor plan attached as Schedule "A" hereto located on the ____ floor of *[insert address of building]*, *[city]*, British Columbia (the "Premises"). The parties agree that the Premises have a rented area of approximately #### square feet, excluding the exterior walls.

2. **[FOR FIXED TERM LEASE:]** The term of this Lease shall commence on *[insert commencement date]* (the "Commencement Date") and expire on *[insert expiry date]*. If the Tenant continues in occupation of the Premises with the consent of the Landlord after expiry of the term of this Lease, the Tenant shall be deemed to be leasing the Premises on a month-to-month basis but otherwise on the same terms as set out in this Lease.

[FOR MONTH TO MONTH LEASE:] The term of this Lease shall commence on *[insert commencement date]* and shall continue on a month-to-month basis until terminated by either party giving thirty (30) days written notice to the other party.

3. The Tenant may use the Premises for *[insert description of business purposes for which tenant is using the premises]* and for no other purpose.

4.

(a) The Tenant shall pay the Landlord a "base rent" of **[AMOUNT OF ANNUAL BASE RENT IN WORDS] DOLLARS (\$###.##)** per year in equal monthly instalments of **[AMOUNT OF MONTHLY RENT PAYMENTS IN WORDS] DOLLARS (\$###.##)** in advance on or before the first (1st) day of each month commencing on the Commencement Date with the base rent for any portion of a calendar month in which this Lease terminates being prorated.

(b) The following services and expenses are the responsibility of the Landlord:

____% of the total cost of which services and expenses during the term of this Lease shall be paid by the Tenant to the Landlord as "additional rent": *[details]*

(c) The Landlord shall invoice the Tenant monthly for additional rent incurred during the preceding calendar month. Each invoice is payable in full thirty (30) days after delivery. The Tenant is deemed to have admitted the accuracy of the amount charged in any invoice for additional rent which he or she has not challenged in writing within the same 30 days.

(d) The Tenant shall also pay the Landlord as "additional rent," on demand, 100% of the total costs reasonably incurred by the Landlord including, but not limited to legal fees, of curing any default of the Tenant under this Lease, including but not limited to enforcing payment of rent and regaining lawful possession of the Premises.

5. The following services and expenses are the sole responsibility and expense of the Tenant:

[list]

THIS IS A 3-PAGE FORM.