LICENSE FOR USE AGREEMENT

THIS AGREEMENT made the ___ day of _____, _____.

BETWEEN:

LANDLORD
[address of landlord]
(hereinafter called "the Landlord")

OF THE FIRST PART

- and -

TENANT
[address of tenant]
(hereinafter called "the Tenant")

OF THE SECOND PART

WHEREAS:

A. The Landlord is the registered owner of lands and premises located at _____, _____ (city), _____ (state), legally described as:

upon which lands is constructed a building (which lands and building are hereinafter called "the Premises"); and

B. The Tenant wishes to have access to and use of certain portions of the Premises at certain times each month and the Landlord wishes to permit such access and use.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the fees to be paid and the covenants herein on the part of the Tenant, the parties hereto agree as follows:

1. The Landlord hereby grants to the Tenant on the terms hereof the following license:

   (a) to use that portion of the Premises on specified days as follows:

   [set out the days and times during which the Tenant will be using the Premises]

   (b) to use that portion of the Premises for storage as follows:

   [if a certain area is being allotted solely for the Tenant's storage, describe, e.g. "Storage Locker #____", etc.]

for the term of ____ year(s) commencing on the ___ day of _____, _____ (the "Anniversary Date"), and ending the ___ day of _____, _____, the Tenant paying the fees set out below.

2. The Tenant hereby covenants with the Landlord as follows:

   (a) to pay the Landlord during the term of this Agreement and subject to any increases in fees implemented by the Landlord in accordance with the terms of this Agreement, and to pay during any time the Tenant makes use of the Premises following the end of the

term if the term has not been renewed a usage fee of $_____ (or such otherwise increased fee) per year, payable in equal monthly installments on the first day of the month or by pre-payments if the Tenant so chooses;

(b) to pay the Landlord during the term of this Agreement and any renewal hereof for each special use or event as per the attached Schedule of Additional Costs as invoiced by the Landlord from time to time. The Schedule of Additional Costs may be amended by the Landlord from time to time on ____ months' notice to the Tenant;

(c) to pay the Landlord during the term of this Agreement and any renewal hereof all taxes, rates, duties, levies and assessments whatsoever, including business taxes and rental taxes, whether municipal, state, federal or otherwise, levied, imposed or assessed after the Anniversary Date in respect of operations at or occupancy of the Premises by the Tenant, or conduct of business in, from or on the Premises by the Tenant;

(d) to observe and perform all those terms and provisions of this Agreement which are binding upon it and not to do or suffer to be done anything contrary to any term or provision of this Agreement;

(e) nothing shall be done, omitted or permitted by the Tenant on the Premises or any portion thereof, which shall be or result in a nuisance;

(f) not to place nor erect any signs on the Premises nor on any portion thereof without first obtaining the written permission of the Landlord;

(g) to provide and keep in force throughout the term of this Agreement, for the general benefit of the Landlord and the Tenant, general liability insurance in the sum of $1,000,000.00 in respect of injury to or death of any person or persons or property damage and that all insurance shall be effected with insurers and upon terms and conditions satisfactory to the Landlord. Upon demand, the Tenant shall provide the Landlord a copy of the Tenant's insurance policy or agreement as required hereby;

THIS IS A 4-PAGE FORM.