

COMMERCIAL SUB-LEASE

THIS LEASE dated effective the ___ day of _____, _____.

BETWEEN:

LANDLORD
(the "Landlord")

OF THE FIRST PART

- and -

TENANT
(the "Tenant")

OF THE SECOND PART

WHEREAS:

- A. The Landlord is the lessee of the lands and buildings (collectively referred to as the "Leased Property") municipally and legally described in Schedule "A" attached hereto pursuant to a lease dated _____;
- B. The Landlord wishes to sub-lease to the Tenant and the Tenant wishes to sub-lease from the Landlord the premises ("Premises") being _____ square feet located on the Leased Property as outlined in Schedule "B" attached hereto subject to the terms of this Sub-Lease.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the premises and the covenants contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

ARTICLE 1 - LEASE

1.1 Grant of Lease

In consideration of the rents, covenants and agreements contained in this Sub-Lease, the Landlord hereby leases to the Tenant the Premises, being _____ square feet located on the Leased Property as shown on the plan attached in Schedule "B" hereto.

1.2 Term

The Premises shall be leased to the Tenant for a term (the "Term") of _____ years. The Term commences on the ___ day of _____, _____ (the "Commencement Date") and terminates on the ___ day of _____, _____ (the "Termination Date"). (The term and the permitted overholding period shall be collectively referred to as the "Term").

ARTICLE 2 - RENT

2.1 Basic Rent

The Tenant shall pay to the Landlord annual rent ("Basic Rent") during the Term of _____ (\$ _____) Dollars, payable in equal and consecutive monthly installments of _____ (\$ _____) Dollars per month in advance, on the first day of each month during the Term.