

LEASE OF PREMISES

THIS AGREEMENT is made the _____ day of _____, 20_____

BETWEEN:

THE VANCOUVER LIFE DRAWING SOCIETY dba **BASIC INQUIRY**
(the "Lessor")

AND:

Name: _____

Address: _____

("The Lessee")

1. Premises

The Lessor 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 Lessor:

- 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 repair (reasonable wear and tear only excepted) as at the beginning of the Term and to report to a director or officer of the Lessor any damage immediately upon discovering the same.
- D To yield up the Premises with all fixtures, contents and additions at the termination of this Lease in good repair, reasonable wear and tear excluded;

Basic Inquiry Studio,
1011 Main St.,
Vancouver BC,
V6A 4L4

Lessor _____

Lessee _____

Initials

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- E The Lessee hereby indemnifies and saves harmless the Lessor for any loss, damage, and/or costs [including a solicitor's costs computed on a solicitor and own client basis] by any third party or the Lessee as a result of bodily injury to others on the Premises as a result of the actions of the Lessor for any reason whatsoever except for negligent, or intentional behaviour of the Lessor.
- F The Lessee agrees not to consume alcohol on the premises unless the appropriate permits and event insurance have been acquired and copies of same provided to the Lessor.
- G The Lessee agrees not to utilize the name of the Lessor in advertising, promoting or conducting it's activities on the Premises or elsewhere.
- H The Lessee agrees to pay for the utilized supplies of the Lessor as set out in Schedule "D"

3. Conditions

Provided always and it is agreed as follows:

- A The Lessor 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 Lessor upon termination of this Lease. The Lessee agrees not to copy the same.
- C This Lease may be terminated at any time at the discretion of the Lessor by transmittal of a letter to the Lessee and refund of all unused portions of the lease payment
- D The Lease is not transferable.

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Lessor _____
Lessee _____

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For:
THE VANCOUVER LIFE DRAWING SOCIETY dba BASIC INQUIRY

Authorized Signatory _____

Print Name _____

For:
THE LESSEE

Authorized Signatory _____

Print Name _____

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Schedule "A"

The Term of the Lease:

The Term shall be between the hours of _____ am/pm to _____ am/pm on the days/evenings specified*.

The Term shall be between the hours of _____ am/pm to _____ am/pm on the days/evenings specified*.

Date Start	Date End	Day(s) of Week

*append a separate, initialed, sheet for additional dates and times

Schedule "B"

The Premises are leased for the purpose of _____ during the Term.

Schedule "C"

Rent Payable by the Member Lessee to the Lessor:

The Lessee shall pay sum of **\$23 per hour for a minimum of 4 hours each day of the lease (\$92 per day) with total payable of \$92 X the number of days under the term of the lease to the Lessor by the first day of the lease. Additional hours on the same day are charged at \$20 per hour.

***Discounted by retro active refund or credit for rental of 10 sessions or more within a 12 month period from the first rental to \$20 per hour with additional hours on the same day at \$15.00*

Rent Payable by the Non-Member or Corporate Lessee to the Lessor:

The Lessee shall pay sum of **\$29 per hour for a minimum of 4 hours each day of the lease (\$116 per day) with total payable of \$116 X the number of days under the term of the lease to the Lessor by the first day of the lease. Additional hours on the same day are charged at \$25 per hour.

***Discounted by retro active refund or credit for rental of 10 sessions or more within a 12 month period from the first rental to \$25 per hour with additional hours on the same day at \$20.00*

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Schedule "D"

Supplies of the Lessor 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

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