

SHORT TERM LEASE OF PREMISES

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

BETWEEN: THE VANCOUVER LIFE DRAWING SOCIETY
(VLDS) dba BASIC INQUIRY

(The "Landlord")

AND: Name: _____

(The "Tenant")

1. Premises

The Landlord grants and the Tenant 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 Tenant covenants with the Landlord:

- 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 "B" of this Lease;
- C. To keep the Premises and the contents thereof as clean and in good and tenantable repair (reasonable wear and tear only excepted) as at the beginning of the Term and to report to a director or officer of the Landlord any damage immediately upon discovering the same.
- D. To yield up the Premises with all fixtures, contents and additions at the determination of this Lease in good repair, reasonable wear and tear excluded;
- E. To indemnify and save harmless the Landlord for all claims of liability, damages, costs, outlays and legal fees (computed on a solicitor and own client basis) for any claim of liability, by any person for any damages or loss which occur on the Premises immediately prior to, during or immediately after the Term of this Lease;

- F. The Tenant agrees not to utilize the name of the Landlord in advertising, promoting or conducting its activities on the Premises or elsewhere.
- G. The Tenant agrees to pay for the utilized supplies/services of the Landlord as set out in the VLDS Short Term Studio Rental Policy.

3. Conditions

Provided always and it is agreed as follows:

- A. The Landlord may re-enter the Premises if the rent is in arrears and terminate this Lease;
- B. The Tenant may be provided with a set of keys in exchange for a \$20 deposit for the Premises that shall be returned to the Landlord upon termination of this Lease. The Tenant agrees not to copy the same.
- C. The Tenant has read, understood and agrees to the terms of the VLDS Short Term Studio Rental Policy applicable to their situation.

THE VANCOUVER LIFE DRAWING SOCIETY
dba BASIC INQUIRY

Authorized Signatory

SIGNED BY THE TENANT

Signature

Print Name

Address (Corporate name and address if applicable)

Phone Number: _____

Schedule "A"

The Term shall be between the hours of ____am/pm to ____am/pm

On the days/evenings specified: From: _____

To: _____

And/or for the following dates over a 12 month period:

Schedule "B"

The Premises are leased for the purpose(s) of _____

_____.

Schedule "C"

Rates Payable by the Tenant to the Landlord will be as per the applicable VLDS Rental Policy. *If lease is for the opening of a show the rental fee is waived.*

Computation of rent to be paid will be:

Daily/hourly rate _____ multiplied by the number of days/hours as per

Schedule "A" _____ will equal rent to be paid _____