

## **SCHEDULE A: To be included in the Agreement to Lease**

*The Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.*

*The Tenant agrees to allow the Landlord or his agent to enter and view the property with prospective buyers, tenants, mortgagees, insurers upon giving the required notice as stated in the Residential Tenancies Act, 2006, S.O. 2006 c.17, as amended from time to time. The Tenant further understands the Landlord shall be entitled to affix a For Sale or For Rent sign on the property.*

*The Tenant, if not in default hereunder, shall have the option, by written notice, given to the Landlord at least 60 days before the end of the lease term, to renew the lease for a further one year term.*

*The Tenant agrees to pay the cost of all utilities required on the premises during the term of the lease and any extension thereof, including but not limited to, electricity, water, sewer and natural gas. The Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.*

*The Tenant and any occupants of the premises and, including without limitation, any visitors, guests and business invitees shall not smoke anywhere in or upon the premises rented by the Tenant. For purposes of this provision, the term "smoke" or "smoking" means to inhale, exhale, burn or have control over a lighted cigarette, lighted cannabis cigarette, e-cigarette or vaping device, cigar, pipe, hookah pipe or other lighted smoking implement designed to burn tobacco or any other substance, including without limitation, cannabis as defined in the Cannabis Act, S.C.2018 c. 16, as amended from time to time, for the purpose of inhaling or tasting of its emission. Contravention of this provision shall be deemed to be a material breach of the lease and grounds for termination of the lease.*

*This offer is conditional until upon the Landlord and Tenant signing a Residential Tenancy Agreement; failing which this offer shall become null and void and the deposit shall be returned to the Buyer in full without deduction.*

*Unless the Buyer gives notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 8:00 p.m. on 1st day of June, 2022, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction.*

*Provided further that the Seller may continue to offer the property for lease and, in the event the Seller receives another Offer satisfactory to the Seller, the Seller may so notify the Buyer in writing by delivery to the Buyer personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto. The Buyer shall have 96 hours from the giving of such notice to fulfill any and all conditions by notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto, failing which this Offer shall be null and void, and the Buyer's deposit shall be returned in full without deduction.*