

Agreement to Lease Commercial – Long Form

Form 510

for use in the Province of Ontario

This Agreement to Lease dated this..... day of..... 20.....

TENANT (Lessee),.....
(Full legal names of all Tenants)

LANDLORD (Lessor),.....
(Full legal names of all Landlords)

The Tenant hereby offers to lease from the Landlord the premises as described herein on the terms and subject to the conditions as set out in this Agreement.

1. PREMISES: The "Premises" consisting of approximately.....square.....more or less on the.....floor of the
(feet/metres)
"Building" known municipally as..... in the.....
of....., Province of Ontario, as shown outlined on the plan attached as Schedule ".....".

2. USE: The Premises shall be used only for.....
.....

3. TERM OF LEASE:
(a) The Lease shall be for a term of..... (.....) months commencing on the..... day of
....., 20....., and terminating on the..... day of....., 20.....
(b) Provided the Tenant is not at any time in default of any covenants within the Lease, the Tenant shall be entitled to renew this Lease for
additional term(s) of.....months (each) on written notice to the Landlord given not less than.....months prior to the
expiry of the current term at a rental rate to be negotiated. In the event the Landlord and Tenant can not agree on the fixed minimum rent at least
two months prior to expiry of the current lease, the fixed minimum rent for the renewal period shall be determined by arbitration in accordance with
the Arbitration Act or any successor or replacement act.

4. RENTAL: Fixed minimum rent: The fixed minimum rent payable by the Tenant for each complete twelve-month period during the lease term shall be:
From.....to.....inclusive, \$.....per annum being \$.....per month, based upon \$.....per sq.....
(foot/metre)
From.....to.....inclusive, \$.....per annum being \$.....per month, based upon \$.....per sq.....
(foot/metre)
From.....to.....inclusive, \$.....per annum being \$.....per month, based upon \$.....per sq.....
(foot/metre)
From.....to.....inclusive, \$.....per annum being \$.....per month, based upon \$.....per sq.....
(foot/metre)
From.....to.....inclusive, \$.....per annum being \$.....per month, based upon \$.....per sq.....
(foot/metre)
plus HST, and other tax (other than income tax) imposed on the Landlord or the Tenant with respect to rent payable by the Tenant, payable on:
(Check one box only)

- the.....day of each month commencing.....
- the.....day of the first month immediately following completion of the Landlord's Work.

The fixed minimum rent shall be adjusted if the actual measurements of the Leased Premises differ from the approximate area. The actual measurement shall be agreed upon and failing agreement, calculated by an Ontario Land Surveyor/Architect using the current Building Owners And Managers Association standard form of measurement and shall be binding on both parties.

INITIALS OF TENANT(S): 

INITIALS OF LANDLORD(S): 