



YKD Property Management o/a Yellowknife Dairies Ltd.

22 - 100 BORDEN DRIVE, BOX 385
YELLOWKNIFE, NT X1A 2N3
TEL: (867) 873-1038 FAX: (867) 920-4174
www.ykdpropertymanagement.com



PARKING SPACE LEASE

1. DATE AND PARTIES

This agreement, dated _____, 20_____,
is between Yellowknife Dairies Ltd O/A YKD Property Management, the Landlord,
and _____, the Tenant.

2. RENTED PROPERTY

The Landlord hereby rents to the Tenant the following energized space(s) to park on the property at 5012-47th St. in Yellowknife, NT Stall # _____ to be used and occupied to park not more than one vehicle (Schedule 1 –Vehicle Information Form), and for no other purposes.

3. OWNERSHIP AND AGENCY

The owner of this property is;
Yellowknife Dairies Ltd O/A YKD Property Management
Box 385, #2-100 Borden Dr. (Stanton Plaza)
Yellowknife, NT X1A 2N3
Ph.867-873-11038 Fax.867-920-4174
E-Mail. info@ykdpropertymanagement.com
Web: www.ykdpropertymanagement.com

4. TERM OF AGREEMENT

This lease begins on _____, 20_____, and continues for a period of _____ months, ending on _____, 20_____.

5. RENT

The Tenant agrees to pay rent in equal monthly instalments of \$ _____, plus GST to be paid on or before the 1st day of each month. The rent is to be paid by Pre-Authorized Payment.

6. END OF TERM NOTICE

The Landlord and the Tenant agree that this lease will end as specified in clause 4. The lease will not renew automatically after the ending date. The lease will continue only if the Landlord and the Tenant both sign a written agreement to continue the terms of the lease. The party sending the notice of intent to renew may make renewal conditional on some change of the lease terms (e.g., a rent increase), in which case the other party may refuse the lease modification by refusing to renew the lease. Notice must be sent 30 days before the ending date of this agreement. The party receiving notice must respond within 30 days from the date notice was received. If such notice is not returned by the due date, this lease will end on the ending date specified in clause 4.

7. FURTHER FINANCIAL OBLIGATIONS

In addition to the promises made elsewhere, the Landlord and the Tenant agree to assume responsibility for the following charges, as indicated below:
The Landlord will pay taxes and utility charges.

8. EFFECT OF UNDELIVERED LEASE

The Landlord agrees not to accept any rental payment under this lease until a fully executed copy of it has been received by all parties to the agreement.

9. TENANT'S UNDERTAKINGS

The Tenant agrees that he will comply with all obligations imposed on the use of the site by local ordinances or other regulations.

10. REMEDIES

In the event of an emergency that seriously affects use of the site, the Tenant will contact the Landlord, using appropriate diligence, and may contact any appropriate authority, agency, or utility. If any other sorts of repairs are needed, the Tenant will notify the Landlord. If the Landlord fails to cure the problem in accordance with his obligations under this lease and with appropriate haste, the Tenant may exercise whatever lawful options are open to him.

If the Tenant violates any of the conditions of this lease other than those pertaining to the payment of his rent, the Landlord may give the Tenant 15 days' notice of termination of the agreement. If the default has not been cured or the objectionable behaviour stopped, the Landlord may give the Tenant five days' notice of termination

of the agreement. At the conclusion of that five days, the Landlord may begin eviction proceedings.

If the Tenant defaults in the payment of rent, the Landlord may give the Tenant 15 days' notice of termination of this agreement. If the Tenant has not paid all monies due, including reasonable interest charges, by the end of the 15 days, the Landlord may begin eviction proceedings.

In either case above, the lease is considered terminated if the Landlord wins an eviction judgment in a court of law.

Each Tenant who signs this lease may be sued individually and held responsible for any Tenant liability, or all Tenants signing this lease may be held responsible collectively, at the option of the Landlord.

the application of remedies, the Landlord has a duty at all times to mitigate damages.

11. SUBLEASING AND ASSIGNMENT

The provisions of this lease are binding upon assigns or successors of either party, provided only that the Tenant may not assign or sublet this lease without the Landlord's permission.

12. ARBITRATION

Both parties may agree to submit any dispute arising under this lease to final and binding arbitration in the Northwest Territories, with the arbitrator(s) to be chosen by mutual consent.

13. ENTIRE AGREEMENT

This lease is the entire agreement between the Tenant and the Landlord. It supersedes any previous agreements, understanding, or representations. It may only be modified by written agreement between the Landlord and the Tenant.

14. SIGNATURES

The undersigned agree to be bound legally to this document.

Landlord: _____ Date: _____, 20____
Tenant: _____ Date: _____, 20____

Schedule 1-Vehicle Information Form

Registered Owner Information:

Name _____
Home Phone # _____ Cell # _____
Work # _____ Fax# _____
Email _____
Address: _____

Vehicle Information:

Make _____ Model _____
Year _____ Colour _____
Plate # _____

Notes _____

Parking Permit # _____ Stall # _____