

**LEASE RENEWAL AGREEMENT**

**THIS AGREEMENT MADE THIS 19th day of November 2014**

**BETWEEN**

**1878278 Ontario Ltd.**

(hereinafter called the "landlord")

OF THE FIRST PART

-AND-

**DR. ROBERT Madronich**

(hereinafter called the "Tenant")

OF THE SECOND PART

1. WHEREAS by the lease dated the **1st day of October, 2009** (the "lease"), 1304231 Ontario Ltd., leased to DR Robert Madronich ( the Tenant), for and during a term (the "term") of two **(2) years** commencing on the **15th day of October ,2009** (the "Commencement Date") and expiring on the **14th day of October 2011**, certain premises comprising on area of approximately 1373 square feet, municipally known as **2200 Rutherford, Part of Unit 4 and all of Unit 5, Vaughan(Maple), Ontario.**
2. AND WHEREAS the landlord and tenant have agreed to extend the term of the lease for a further period of **One (1) year** commencing the **15th day of October 2011** upon the terms and conditions as set forth in the lease.
3. AND WHEREAS the Landlord and Tenant have agreed to extend the term of the lease for a further period of **one (1) year** commencing the **15th day of October 2012** upon the terms and conditions as set forth in the lease;
4. AND WHEREAS the Landlord and Tenant have agreed to extend the term of the lease for a further period of **one (1) year** commencing the **15th day of October 2013** upon the terms and conditions as set forth in the lease;
5. AND WHEREAS the Landlord and Tenant have agreed to extend the term of the lease for a further period of **one (1) year** commencing the **15th day of October 2014** upon the terms and conditions as set forth in the lease;

NOW THEREFORE THIS AGREEMENT WITNESETH that in consideration of the mutual covenants and agreements herein contained, the parties hereto agree with each other as follows

- a) the parties hereby acknowledge, confirm and agree that the foregoing recitals are true in substance and in fact. Any word or phrase used herein, which is defined in the lease, shall have the same meaning;

- b) The lease is extended for a further term of **five (5) year** to be computed from the **15th day of October 2014** and fully to be completed on the **14th day of October 2019**.
- c) The extended term shall be the same terms and conditions as contained in the lease save and except the following:
  - i) Article 2 of the lease is amended as follows with respect to the minimum net rent to be paid by the tenant to the landlord: The tenant shall and covenants to pay the landlord as rent yearly and in every year during the said term hereunder without any deductions, set off or abatement whatsoever for and during each of the **five (5) years** of the term hereby granted, the sum of **Thirty Thousands Two Hundred six Dollars (\$30,206.00)** yearly payable in equal monthly instalments of **Two Thousand Five Hundred seventeen and seventeen cents (\$2,517.17)** payable in the first day of each and every month, commencing on the **1st day of October 2014** until the **14th day of October 2015**. It is agreed that the hereinafter mentioned rent is based on a rate of \$22.00 per square foot in leased premises.
  - ii) The sum of **Thirty Two Thousand nine Hundred Fifty Two (\$32,952.00)** yearly payable in equal monthly instalments of **Two Thousand Seven Hundred Forty six (\$2,746.00)** payable in advance the first day of each and every month, commencing on the **15th day of October 2015** until **14th day of October 2019** it is agreed that the hereinafter mentioned rent is based on a rate of **\$24.00** per square foot in the leased premises.

IN WITNESS WHEREOF the parties hereto have executed the lease renewal agreement.

	)	
	)	187278 Ontario Ltd.
	)	
	)	
	)	
Witness	)	I/We have the authority to bind the corporation Landlord
	)	
	)	Dr Robert Madronich
	)	Per:
	)	
	)	
Witness	)	I/We have the authority to bind the corporation Tenant

## Anne Marie Horne

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**From:** Rob Madronich <madronich@mac.com>  
**Sent:** Tuesday, April 07, 2015 2:07 PM  
**To:** Anne Marie Horne  
**Subject:** Fwd: re lease renewal  
**Attachments:** lease renewal agreement for 5 years.docx

i think this is the final lease agreement  
Rob Madronich  
[madronich@mac.com](mailto:madronich@mac.com)

Begin forwarded message:

**From:** Nada Matrook <[nadamatrook@powergroupinc.ca](mailto:nadamatrook@powergroupinc.ca)>  
**To:** [madronich@mac.com](mailto:madronich@mac.com)  
**Cc:** 'Nizar Matrook' <[nizarmatrook@powergroupinc.ca](mailto:nizarmatrook@powergroupinc.ca)>  
**Subject:** re lease renewal  
**Date:** January 23, 2015 at 11:54:16 AM GMT-5

Attach is the lease renewal .

Nada Matrook  
Tel: 905-820-1781  
Cell: 416-666-6680