

APPENDIX "A"

APPENDIX ON BUILDING RULES

These by-laws are subject to any law or regulation applicable to the Building which takes precedence over the conditions of use set out herein.

1. BOUNCED CHEQUES AND NON-PAYMENT

- If the Rent is not paid five (5) days after it is due, penalties shall be payable, which shall be equal to the sum of the following amounts:
 - o \$25.00; plus
 - o \$5.00 per day for each day elapsed between the due date and payment.

The provisions of this paragraph shall in no way relieve the Lessee of its obligation to pay the Rent on or before the due date or to pay interest on overdue amounts as required by the Lease. Furthermore, the provisions of this paragraph shall not affect the Lessor's other recourses in the event that the Rent remains unpaid after the due date.

- An indemnity of \$50.00 shall be payable by the Lessee, without formal notice to that effect, for any cheque made by the Lessee to the order of the Lessor in payment of the Rent that is bounced by the financial institution or for insufficient funds in the case of a pre-authorized debit.

2. KEYS

- The Lessee acknowledges and agrees that the Lessor shall keep a key to the dwelling in order to have access to it at all times in the event of an emergency resulting from fire, broken pipes, broken electrical circuits, broken windows, flooding or any other emergency.
- If the Lessee wishes to change the locks of the dwelling, the request shall be made to the Lessor and the costs (materials and labour) shall be paid in full by the Lessee. The Lessee shall then give a key to the Lessor.
- If the Lessee must contact the Lessor to enter the dwelling following the loss or forgetfulness of their keys, magnetic card or transponder, or chip, a fee of \$75.00 will be charged.
- The Lessee may submit a written request to the Lessor for additional key(s) for occupants of the dwelling who are not signatories to the Lease, for a deposit of \$50.00 per key required, which amount shall be returned to the Lessee upon return of the key(s) without damage. A maximum of additional keys per dwelling must be respected, according to the Lessor's policies.
- The Lessee may submit a written request to the Lessor to obtain additional magnetic card(s) or chip(s) for the occupants of the dwelling who are not signatories to the Lease, for a deposit of \$25.00 per magnetic card or chip desired, which amount shall be returned to the Lessee

upon return of the undamaged magnetic card(s) or chip(s). A maximum of additional magnetic card(s) or chip(s) per dwelling must be respected, according to the Lessor's policies.

3. MAINTENANCE

- The Lessee shall carry out minor maintenance repairs (changing light bulbs, repairing door handles, painting, etc.) and keep the dwelling in a clean and tidy condition.
- The Lessee shall be responsible for contacting the Lessor or the Lessor's representative to notify the Lessor of any problem as soon as an issue is identified, failing which the Lessee shall be liable for the costs related to the problem.
- It is forbidden to perforate, for any purpose whatsoever, the columns located in the dwelling.
- It is strictly forbidden to unscrew (other than to change the batteries), paint, manipulate or modify heat and/or smoke and/or carbon monoxide detectors and/or light fixtures and/or switches and/or sockets in the dwelling.
- Lessees shall use the common areas with respect and care as any responsible Lessor would.
- The Lessee shall be responsible for reimbursing the Lessor for any sum he/she may be called upon to pay as a result of damage, including the sum representing any insurance excess, if the cause of the damage is due to his/her fault or the fault of persons to whom he/she allows access.
- The Lessee shall keep the temperature of the dwelling at a minimum of 15 degrees Celsius.

4. ENJOYMENT OF PREMISES

- The Lessee must ensure that the peace and quiet of the Building is not disturbed at any time by him/her, his/her family or his/her guests. It is forbidden to make excessive and disturbing noise after 11:00 p.m. and before 7:00 a.m.
- The Lessee shall not generate excessive impact noise or any other noise which may disturb the neighbours. Lessees who are the object of repeated complaints which the Lessor considers to be justified may have their Lease terminated if the issue is not resolved.
- The Lessee shall not at any time alter the appearance of and/or paint exterior fixtures of the dwelling, interior and exterior doors, windows, exterior cladding, railings and balconies, and anything else that contributes to the overall harmony of the Building.
- The Lessee shall not damage, destroy, cut, alter or soil any part of the Building such as the landscaping, including the lawn, trees, shrubs, and flowers.
- The Lessee shall not obstruct the entrances, vestibules, stairways, access paths, walkways, parking spaces, and other common areas, nor shall he/she leave anything in these parts of the

Building such as chairs, tables, tires, bicycles, baby carriages, strollers, boots or shoes, or any other objects. These objects must be stored in the dwelling or in the places indicated for this purpose. A fine in the amount of one hundred dollars per day [\$100.00/day] of violation will be charged to the offenders.

- It is forbidden to use scooters and other similar devices in the Building, except in the underground parking lot.
- Bicycles and scooters are not allowed in the Building except in the underground parking and storage areas.
- It is strictly forbidden for any person living in the Building, and all their visitors, to use the corridors, lobbies, and other common areas for amusement and loitering. Furthermore, it is agreed that the Lessees and their visitors will not make excessive noise that may disturb other Lessees in the use of the above-mentioned areas.
- A camera surveillance system can be installed in common areas.
- Authorisation is required for any installation on the grounds (shed, table, shelter, etc.) or development (vegetable garden, planting, etc.), failing which they will be prohibited. No personal effects may be left on the grounds at any time.
- Any commercial activity involving visits by guests or employees is prohibited unless written permission is obtained from the Lessor, which may be refused at the Lessor's discretion, and proof of insurance is presented. This prohibition shall also apply to the use of the dwelling for childcare purposes and to any tourist accommodation activity, whether remuneration is involved or not. The Lessor may refuse, in its sole discretion, to grant such permission, including, without limitation, if applicable laws or regulations do not permit such activities. Any type of home exchange or similar activity is prohibited.
- It is strictly forbidden to use a subwoofer for home theatre, computer or any other electronic device.
- The Lessee who is in breach of any municipal, provincial, federal or other by-law shall reimburse any fine received and repair any damage suffered by the Lessor of the dwelling rented by the Lessee.
- Subletting and assigning leases are practices that are regulated by law. The Lessee must submit the name and contact information of the person to whom they intend to sublet or assign their Lease and must obtain the Lessor's consent. If the applicant meets the Lessor's criteria, a fee of \$100 will be charged to the existing Lessee to cover the costs of the transaction.
- It is forbidden to sublet the dwelling in whole or in part or otherwise permit occupancy by tourists. The Lessee may be subject to severe fines under the *Act respecting tourist accommodation establishments*, as well as to the termination of his/her Lease under the Civil Code of Québec.

- Any non-emergency call or trip made outside of regular business hours (8:00 a.m. to 5:00 p.m., Monday through Friday) will be charged to the Lessee at a rate of \$25/call and \$100/trip.

5. MOVING

- The Lessee shall have reserved a time slot prior to any move. Except for the initial move-in, a fee of \$50.00 will be charged to the Lessee to reserve the time slot for the move and to block an elevator for a specific period of time for the exclusive use of the Lessee moving. It is imperative that moves be made through the main door and that only the reserved elevator be used for the respect of the other Lessees.

6. BALCONIES AND WINDOWS

- It is strictly forbidden to hang, suspend or display on windows, railings, and balconies any clothes, canvases, awnings, or other objects.
- It is strictly forbidden to have a BBQ on the Lessees' private balconies. There is access to 3 BBQs on the roof terrace.
- The balcony shall at all times be kept free of domestic waste, mops, bird feeders, tires, bicycles, etc., and any other objects except for the Lessee's outdoor furniture in accordance with this by-law.
- No air conditioners should be installed in the windows of the Building.
- The use of coal, wood or other fireplaces that use flammable materials or release odours is prohibited at all times.
- The installation of winter shelters on balconies is strictly forbidden.

7. STORAGE

- The Lessee shall have access to a storage unit on a monthly rental basis and shall make reasonable use of it. No dangerous substances shall be stored in this area.

8. ANIMALS

- No animals shall be kept or allowed on the premises unless the Lessee has obtained prior written permission from the Lessor to do so and has duly filled out the Animal Appendix.

9. DOMESTIC WASTES

- The Lessee shall not throw away his/her domestic waste or any other trash or deposit his/her garbage bags in the common areas of the Building [grounds, corridor, walkways, etc.].

- Domestic waste shall be deposited in the trash chute or in the basement area provided for this purpose by the Lessor if it is too large. Garbage must be placed in a closed solid plastic bag before being placed in the trash chute.
- All glass containers must be placed in recyclable plastic bags before being disposed of in the recycling chute.
- Trash bags must not contain any liquid material; containers must be emptied of their liquid contents before disposal.
- Any form of composting is strictly forbidden.
- Recyclable materials must be deposited in the chute provided for this purpose.
- Large objects and cardboard boxes should not be thrown into the chutes as they may clog them; they should be taken down and thrown directly into the appropriate container located in the garbage room.
- It is forbidden to throw cigarette butts or other items into any of the chutes.

10. SIGNAGE AND ANTENNAS

- No dome or antenna may be placed on the exterior of the Building.
- No board, advertising sign, neon sign, or any other type of signage shall be placed on the exterior of the Building or within the common areas without the prior written permission of the Lessor, except for those installed by the Lessor.
- The Lessee authorizes the Lessor to provide the telecommunications and cable television providers of the Building with his/her contact information in order to plan for the installation of the required systems.

11. SECURITY

- No Lessee shall use or permit to be brought into the Lessee's dwelling or storage unit any flammable substance [including gasoline, kerosene, and naphtha], any explosive substance, or any substance dangerous to the life or safety of the Building or prohibited by law or by the Lessor's insurance carrier.
- No Lessee may drive a motorized vehicle, motorcycle, or bicycle anywhere other than on the access paths and parking areas.
- FIRE
- In the event of a fire rendering the dwelling uninhabitable, this Lease shall terminate for both parties without compensation to be paid by either party, unless the Lessee is negligent.

12. SUPERINTENDENT

- The Lessor shall appoint a person to be responsible for the maintenance of the Building.
- The Lessee shall not at any time use the services of the Superintendent for his/her personal use.

13. INSURANCE

- The Lessee shall provide proof of Lessee's insurance (and renewals, if any) and public liability insurance in the minimum amount of \$2,000,000.00 and agrees to keep it current.
- ALTERATIONS TO THE PREMISES
- Any work carried out in the dwelling by the Lessee shall be agreed to by the Lessor in writing beforehand, failing which the Lessee shall restore the dwelling to the condition it was in at the commencement of this Lease at his/her own expense.

14. PARKING

- No Lessee may use the parking lots that are dedicated to visitors. A fee of forty dollars per day [\$40.00/day] shall be charged to the Lessee for any vehicle illegally parked in the visitor parking lot. Upon the express request of the Lessor, the vehicle may be towed at the Lessee's expense.
- The Lessee may request the rental of additional parking space, if available, by completing a Lease for such parking and for an amount to be determined between the Lessee and the Lessor.
- The Lessee who does not own a car is not entitled to a parking space.
- The Lessee holding a parking right may not transfer it permanently or temporarily, either free of charge or in return for payment, to a third party.
- A fee of forty dollars per day [\$40.00/day] will be charged to the Lessee for any unauthorized vehicle parked in the parking lot.
- The Lessee shall not make any mechanical repairs in the parking lot or on the grounds of the Building.
- Studded tires are strictly forbidden in indoor parking lots.
- No storage will be tolerated in indoor parking lots.

14. TOBACCO AND CANNABIS LAW

- Smoking is strictly prohibited in all interior and exterior common areas of the Building and

complex, including, but not limited to, the lobbies, communal areas, SPA, urban chalet, as well as in any place prohibited by the *Tobacco Control Act* (R.S.Q., c. L-6.2). Cigarette butts must be disposed of in the outdoor ashtrays provided for this purpose. Any Lessee who smokes in his/her dwelling or who allows anyone to smoke in his/her dwelling shall repaint the entire dwelling (in the original colours), at his/her expense, before the end of his/her Lease. If the Lessee fails to do so, the Lessor will do so at the Lessee's expense (the cost of the work is estimated at \$1,500 plus taxes).

- Smoking or otherwise consuming cannabis or other products associated with or derived from cannabis is strictly prohibited inside or outside the Building or complex, including, but not limited to, in the dwelling, on balconies, in common areas, lobbies, communal areas, gym, SPA/sauna, urban chalet as well as in any place prohibited by the *Cannabis Act to amend the Controlled Drugs and Substances Act, the Criminal Code and other Acts, Canada Act (2018), chapter 16, sanctioned on June 21, 2018, or the Act to constitute the Société québécoise du cannabis, to enact the Cannabis Control Act and to amend certain road safety provisions, S. Q. 2018, chapter 19, sanctioned on June 12, 2018.*

15. OTHERS

- At the end of the Lease, the Lessee commits to return the dwelling in an impeccable state, except for normal wear and tear. The Lessee shall be responsible for carrying out, at the express request of the Lessor, any repairs and/or cleaning that may be necessary following his/her departure. In addition to the provisions of Article 14 above, if the Lessee or a person residing in the dwelling is a smoker, the Lessee agrees to pay the costs of cleaning the dwelling. If the Lessee fails to comply with this undertaking, the Lessor shall carry out the said repairs and/or cleaning and the invoice, plus a fifteen percent (15%) administration fee, shall be remitted to the Lessee, who undertakes to pay it without delay.
- Any paint other than white must be approved by the Lessor. The Lessee undertakes to repaint the dwelling in white on departure.
- Painting or altering the concrete or steel of ceilings, walls, and columns is **strictly** prohibited.
- No wallpaper will be allowed in the dwellings.
- There will be a mandatory site visit on the Lessee's departure. The visit will be arranged between the Lessee and the Lessor.

Signature of the Lessor by: _____ / _____

Signature(s) of Lessee(s): _____ / _____

APPENDIX "B"

APPENDIX ON ANIMALS

The Lessee agrees to abide by the terms and conditions of this contract for the pet he/she owns.

Conditions

- (a) Only one (1) pet up to a maximum of 60 lbs is allowed per dwelling. Please note that this right applies only to dwellings pre-designated as such according to the floors.
- (b) No animals other than domestic animals may be kept inside a dwelling, specifically, but not limited to, no rodents, reptiles, or any other kind of crawling animals. No domestic animal deemed a nuisance by the Lessor will be allowed or tolerated.
- (c) No animal shall be left alone or unattended in the common areas, including, without limitation, the stairways, parking lots, storage areas, and outdoor areas of the complex to which the Lessee has access. Lessees who own animals may use the common areas for entrance and exit purposes, but animals must be kept on a leash or carried in the arms of the person having custody of them.
- (d) The Lessee shall be solely responsible for any damage caused to other residents by noise produced by the animal (barking, meowing). The Lessee shall take all reasonable care not to cause any nuisance to other residents.
- (e) The Lessee shall be solely responsible for any physical or bodily harm that may be caused by his/her animal in the event of an incident such as a bite, and the Lessor shall not be held responsible for such an incident.
- (f) The Lessee shall be held fully responsible for any damage or breakage caused by his/her animal:
 - inside the dwelling: baseboard, frame, paint, floors, air quality, odour, etc.; and
 - outside the dwelling: grounds, railings and balconies, patios, interior courtyard, common areas, corridors, air quality, odour, etc.
- (g) A \$300 deposit is required at the time of signing the Lease. In the event of damage caused by the animal, the Lessor may keep the deposit to cover the damage, subject to his/her other recourses for damage exceeding the amount of the deposit. The deposit will be returned in full to the Lessee upon departure, and after verification of the premises, if no damage has been caused by the animal.
- (h) The Lessee commits to respect the hygiene and sanitation of the premises and, consequently, commits to immediately pick up the animal's excrement at any time during the year. Furthermore, it is forbidden to allow an animal to relieve itself on the balcony at any time of the year. The Lessor may from time to time indicate the areas where animals may relieve themselves and the Lessee must comply with the Lessor's instructions.
- (i) No animal showing signs of aggressivity will be tolerated.

Consequences / Penalties

- In the event of non-compliance with the terms of this Appendix, the Lessee shall indemnify the Lessor in the amount of \$100.00/day of violation.
- Notwithstanding the foregoing, if the problem persists, is regularly repeated, or is deemed significant enough, the Lessor may require the Lessee to dispose of the animal upon 72-hour written notice, which may include termination of the Lease if the conditions remain unchanged after such notice. Prior to departure, the Lessee shall pay the costs incurred for repair or replacement if applicable. In addition, the Lessor may apply the deposit provided for in paragraph (g) above in partial or full payment, as the case may be, of the costs so incurred.
- The restrictions and requirements set out in paragraph (a), as to the maximum weight of an animal and as to the deposit required by paragraph (g) do not apply to any service dog or guide dog.

Signature of the Lessor: _____

Signature(s) of Lessee(s): _____ / _____

APPENDIX "C"

APPENDIX ON PARKING

This Appendix applies to any Lessee whose Lease provides for the rental of a parking space.

Rent:

- Before each anniversary of the parking Lease, the Lessor shall inform the Lessee of the rent increase and the Lessee may terminate the Lease within thirty (30) days of receipt of the notice of increase without penalty. When the Lease is signed for more than 12 months, the annual increase shall be as provided for in the Lease.
- In the event of payment of the rent by bank transfer, the parking rent will be collected simultaneously with the payment of the rent, on the 1st day of each month.

Rental conditions:

The Lessee agrees to comply at all times with the conditions described below. In the event of non-compliance with any of the following conditions, the Lessor may terminate this Lease with a thirty (30) day notice:

- The Lessee who owns a car may park only a passenger vehicle [no trucks, campers, trailers, unregistered recreational vehicles, etc.] in the space that may be assigned to it in the Lease by the Lessor and is not permitted to use the space reserved for other Lessees or the lots owned by the Lessor. Any car parked in the parking lot or parked for a long period of time in the parking lot shall be towed at the expense of the owner of the vehicle. It is forbidden to park both a vehicle and a motorcycle in the same parking space.
- The Lessee's vehicle shall be registered under the law and shall be moved by the Lessee, when required, either (i) upon request of the Lessor for reasonable cause; and (ii) when snow removal from the parking lot is in progress by the snow removal personnel. If not, the Lessee shall be responsible for the towing and related costs.
- The Lessee undertakes to maintain the vehicle in such a way that no oil or grease escapes from the vehicle.
- The Lessee or any other person living with the Lessee may not store their car in their parking space under penalty of towing by the Lessor.
- The Lessee shall not make any mechanical repairs in the parking lots or on the grounds of the Building.

- The Lessor may change any parking assignment at its discretion, in which case the Lessee shall move the vehicle to the new assigned location.
- Studded tires are strictly forbidden in indoor parking lots.
- No storage will be tolerated in parking lots.
- Any repairs made necessary by the Lessee's negligence will be carried out at the Lessee's expense.

The Lessee does not recognize any responsibility on the part of the Lessor for the security and surveillance of the Lessee's vehicle, parking space, and parking area in general. In this regard, the Lessor shall not be held responsible at any time for theft, vandalism, breakage, accidents or other.

Signature of the Lessor: _____

Signature(s) of Lessee(s): _____ / _____

APPENDIX “D”

RULES OF THE GYM AND YOGA ROOM

Before engaging in any physical activity in the gym, it is the responsibility of all users to consult a physician and to ensure that their physical condition allows it. All users accept the risks associated with training.

1. Opening hours: from 6:00 a.m. to 11:00 p.m.
2. The Lessor reserves the right to close the premises temporarily for maintenance and/or repairs or to change the opening hours.
3. Children under 14 years of age are not allowed in the gym.
4. Each user must bring a towel to wipe off any sweat on the equipment.
5. Shirts, with or without sleeves, and shorts or gym pants must be worn. Jeans may not be worn.
6. Sports shoes must be worn. The shoes must also cover the entire top and back of the foot.
7. A guest must be accompanied by a Lessee to gain access to the gym. In case of high volume of activity, Lessees have priority over guests.
8. Each user must be familiar with the operation of the equipment before using it.
9. It is possible to run more than one series of exercises on the equipment. To promote fair access to the equipment, it is mandatory to give way to other users between each series.
10. All weights, bars, and other equipment must be returned to their proper places after each use.
11. It is strictly forbidden to drop weights on the ground or on the supports provided for this purpose.
12. The use of skipping ropes is prohibited.
13. Throwing medicine balls at walls or floors is prohibited.
14. It is forbidden to move any equipment outside the gym.
15. The maximum duration of use of a piece of equipment is 30 minutes unless no other user is waiting to use it.
16. After use, cardiovascular machines should be cleaned with the cleansing product and brown paper provided for users. To avoid damage to the machines, the cleaning product should always be used on the brown paper and not directly on the machine.

17. It is forbidden to take photographs in the gym.
18. The consumption of alcohol and drugs is prohibited.
19. It is forbidden to smoke.
20. Glass containers are prohibited.
21. It is forbidden to listen to or play music that can be heard by others.
22. Animals are prohibited.

THE LESSOR RESERVES THE RIGHT TO EXPEL ANY PERSON WHO DOES NOT COMPLY WITH THESE RULES.

APPENDIX “E”
RULES OF THE POOL

These rules apply to the use of the pool, spa/sauna, terrace, and generally to the entire pool area.

There is no lifeguard on duty at the pool. All users accept the risks associated with swimming.

1. Opening hours: from 10:00 a.m. to 10:00 p.m. only in the summer.
The opening and closing dates will be determined by the Lessor.
2. The maximum number of people allowed in the pool and on the terrace is 75.
3. Anyone under 16 years of age must be accompanied by an adult.
4. No solo swimming - minimum of two swimmers at a time.
5. Diving in the pool is prohibited.
6. The consumption of alcohol and drugs is prohibited.
7. It is forbidden to smoke.
8. Glass containers are prohibited.
9. No running or noisy behaviour is allowed.
10. It is forbidden to listen to or play music that can be heard by others.
11. Animals are prohibited.
12. Chairs may not be reserved.
13. The use of the pool/spa/sauna is reserved for the Lessees of the complex and their guests (maximum two guests per dwelling). In case of high volume of activity, Lessees have priority over guests.

THE LESSOR RESERVES THE RIGHT TO EXPEL ANY PERSON WHO DOES NOT COMPLY WITH THESE RULES.

APPENDIX “F”

TERRACE RULES

1. Opening hours: from 6:00 a.m. to 11:00 p.m.
2. The Lessor reserves the right to close the premises temporarily for maintenance and/or repairs or to change the opening hours.
3. All users must use the room, furniture, and equipment with care.
4. The premises must be kept clean, and users must not leave any trash behind.
5. All users are responsible for any damage they cause to the room, furniture or equipment.
6. A noise level that is not audible from the corridor or in adjoining rooms must be maintained at all times.
7. A guest must be accompanied by a Lessee to gain access to the terrace. In case of high volume of activity, Lessees have priority over guests.
8. Furniture and equipment may not be moved.
9. The consumption of alcohol and drugs is prohibited.
10. It is forbidden to smoke.
11. Animals are prohibited.

THE LESSOR RESERVES THE RIGHT TO EXPEL ANY PERSON WHO DOES NOT COMPLY WITH THESE RULES.

APPENDIX “G”

RULES FOR THE CINEMA, CO-WORKING SPACE AND CONFERENCE ROOM

1. Opening hours: from 6:00 a.m. to 11:00 p.m.
2. The Lessor reserves the right to close the premises temporarily for maintenance and/or repairs or to change the opening hours.
3. It is mandatory to wear a shirt, with or without sleeves, and shorts or gym pants.
4. A guest must be accompanied by a Lessee to gain access.
5. In case of high volume of activity, Lessees have priority over guests.
6. Each user must be familiar with the operation of the equipment before using it.
7. It is forbidden to move any equipment outside.
8. The maximum duration of use of a piece of equipment is 75 minutes unless no other user is waiting to use it.
9. It is forbidden to take photographs in communal areas.
10. The consumption of alcohol and drugs is prohibited.
11. It is forbidden to smoke.
12. Glass containers are prohibited.
13. It is forbidden to listen to or play music that can be heard by others.
14. Animals are prohibited.

THE LESSOR RESERVES THE RIGHT TO EXPEL ANY PERSON WHO DOES NOT COMPLY WITH THESE RULES.

FINAL CLAUSES

INTEGRATION OF APPENDICES TO THE LEASE

- The parties acknowledge that they have read and understood all of the clauses contained in Appendices "A", "B", "C", "D", "E", "F", "G" and "A1" and declare that they are fully satisfied with them and willingly accept that the said additional clauses form part of the Lease. The Lessee further acknowledges having received a signed copy of the Lease at the time of its execution.
- The Lessor may make changes to the Lease Appendices at any time upon a five-day (5) written notice to the Lessee.

Signature of the Lessor by: _____

Signature(s) of Lessee(s): _____ / _____