**Lease Summary**

**Earl's Albert Street** Store No.702

***Landlord*** ***Property Manager***

**Just for the Halibut Holdings** **Dalhousie Station LP by its General Partner**

c/o Earl's HO Dalhousie Station GP Inc.

,

Attention: Attention:

Phone: Phone:

Fax: Fax:

***Store Info***

Tenant: **Earl's Restaurant (Albert Street) Ltd.** Open: YES 10/12/1998

2606 - 28th Avenue

Regina, Saskatchewan

S4S 6P3

Liquor License #

Legal Description: Business License #

See Schedule "A" of Lease License Expiry: January 01, 2009

***Building Info*** ***Area breakdown***

Building FS Mall Square Feet: Main: 7190

Store Class: EHL Owned Uppr/Bas

*No. of:* *Seats* *Tables* Mezzanin 700

Dining 120 33 Patio: 2178

Lounge 93 18 Other: 0

Patio 112 28 Surveyed:

**Total** **325** **79**

***Risk Info*** ***Rent and Maintenance***

Building Type: - HVAC Repair: Landlord

Building Insured Tenant HVAC Replace: Landlord

Rent see 12.02 and 12.03 Roof Repair: Landlord

Exterior Tenant see clause 11.01 Roof Replace: Landlord

***Utilities***

**Utility Type:** **Billing By:** **Metered** **CAM?**

Water Landlord NO

Electric Landlord NO NO

Gas Landlord NO NO

**Lease Summary**

**Earl's Albert Street** Store No.702

***Lease Information***

Lease Type: Lease with TI

Lease Date: January 12, 2010

Term: 15 years

**Commencement**  **December 10, 2010**

**Expiry Date:** **December 31, 2013**

Option Time: 6 months

***Renewal Information*** **Renewal Option Date:** **June 30, 2013**

Renewal 3 \* 5 years

Renewal Rate: Exercised?

|  |  |
| --- | --- |
| hello | YES |

***Report Information***

Reporting Period: Annual

Certified Sales?

Due Date:

Is Audit?

Is Certified?

***Special Terms and Conditions***

Exclusive Use: No Indemnifier: Earl's Restaurants Ltd.

TI Allowance: $700,000 Indemnity end of 2nd Extension

Radius Clause: No Indemnity

Other: 0

***Critical Issues***

Date: \n Clause: \n Description: \n