**Lease Summary**

**Earl's Edmonton Tin Palace** Store No.608

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

**385158 Alberta Ltd.** **Alfredo sauce**

c/o Earls HO ff

Burnaby, Alberta

ff

Attention: Attention: ff

Phone: Phone: 33

Fax: Fax: 33

***Store Info***

Tenant: **Earl's Restaurant (Jasper Avenue) Ltd.** Open: YES 01/02/1986

11830 Jasper Avenue Vancouver

Edmonton, Alberta

T5R 0N7

Liquor License #

Legal Description: Business License #

See Pargraph 2.1 of Lease License Expiry: January 28, 2017

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

Building Free Standing Square Feet: Main: 9573

Store Class: Fuller Uppr/Bas

*No. of:* *Seats* *Tables* Mezzanin 0

Dining 152 38 Patio: 4740

Lounge 118 26 Other: 167

Patio 80 20 Surveyed: Yes 2009

**Total** **350** **84**

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

Building Type: - HVAC Repair: Landlord

Building Insured Landlord HVAC Replace: Landlord

Rent 234 Roof Repair: Landlord

Exterior 234 Roof Replace: Landlord

***Utilities***

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

Water Utility YES NO

Electric Utility NO YES

Gas Utility YES NO

**Lease Summary**

**Earl's Edmonton Tin Palace** Store No.608

***Lease Information***

Lease Type: Lease

Lease Date: January 01, 2012

Term: 2 years

**Commencement**  **January 01, 2012**

**Expiry Date:** **December 31, 2016**

Option Time: > 6 months

***Renewal Information*** **Renewal Option Date:** **June 30, 2016**

Renewal 1 \* 3 and 2 \* 5

Renewal Rate: Exercised?

|  |  |
| --- | --- |
| Jan 1/XX - Dec 31/XX $40 p.s.f.Jan 1/XX - Dec 31/XX $40 p.s.f.Jan 1/XX - Dec 31/XX $40 p.s.f. | YESNONO |

***Report Information***

Reporting Period: Annual

Certified Sales?

Due Date:

Is Audit?

Is Certified?

***Special Terms and Conditions***

Exclusive Use: No Indemnifier: None

TI Allowance: No Indemnity n/a

Radius Clause: No Indemnity

Other: 167

***Critical Issues***

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