**Lease Summary**

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

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

**385158 Alberta Ltd.** **Colliers International Regina**

c/o Earls HO 1821 Scarth Street , Suite 200

Regina, Saskatchewan

S4P 2G9

Attention: Attention: Marlene Portas

Phone: Phone: 306-789-8300

Fax: Fax: 306-757-4714

***Store Info***

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

11830 Jasper Avenue

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:

Building Insured HVAC Replace:

Rent Roof Repair:

Exterior Roof Replace:

***Utilities***

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

Water NO

Electric NO NO

Gas NO 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?

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| --- | --- |
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***Report Information***

Reporting Period:

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: Clause: Description: