



# AUTHORITY TO LEASE

## MULTIPLE LISTING SERVICE®

MLS® OFFICE USE ONLY	
DATE	LISTING MLS® NO

BETWEEN: 829 HOLDINGS LTD

AND: RE/MAX Metro Realty

OWNER(S) ("LANDLORD")

#707 1221 BIDWELL STREET

UNIT ADDRESS

VANCOUVER V6G 0B1

CITY PC

TELEPHONE NUMBER CELL NUMBER

2899 Commercial Drive

UNIT ADDRESS

Vancouver V5N 0A6

CITY PC

(604) 612-1000

TELEPHONE NUMBER CELL NUMBER

[Signature] [Signature] [Signature]

### 1. LISTING AUTHORITY AND TERM: April 10 2018

A. The Landlord hereby lists exclusively with the Listing Brokerage to lease the property described in Clause 2 ("Property") from March 27 2018 until 11:59 pm on September 27 2018 unless renewed in writing.

- B. The Landlord hereby:
- (i) authorizes the Listing Brokerage to obtain any information concerning the Property from any person, corporation or governmental authority, including British Columbia Assessment and to share this information with other parties, including members of any real estate board;
  - (ii) authorizes the Listing Brokerage to advertise the Property and to show it to prospective tenants during reasonable hours;
  - (iii) agrees to allow the Listing Brokerage to place "For Lease" and "Leased" signs upon the Property and to allow Cooperating Brokerages (as hereinafter defined) to show the Property to prospective tenants; and
  - (iv) restricts the advertising of the Property to the Listing Brokerage only, except where the advertising of the Property by other members of the real estate board of which the Listing Brokerage is a member (hereinafter referred to as the "Board"), or any other real estate board has been permitted by the Listing Brokerage.

### 2. PROPERTY:

1808 Renfrew Street

UNIT NO.	ADDRESS OF PROPERTY		
<u>VANCOUVER</u>	<u>V5M 3H9</u>	<u>Approx. 987</u>	<u>SF.</u>
CITY/TOWN/MUNICIPALITY	POSTAL CODE	GROSS LEASEABLE AREA	SQUARE FEET

PID: 030-193-621

LEGAL DESCRIPTION

### 3. TERMS OF LEASE:

RENT (choose one):	
<input checked="" type="checkbox"/> GROSS RENT PER ANNUM PER SQ FT \$ <u>28.00</u> ; GROSS RENT PER ANNUM \$ <u>27,636.00</u> ; GROSS RENT PER MONTH \$ <u>2,303.00</u> ; OR	
<input type="checkbox"/> BASIC RENT PER ANNUM PER SQ FT \$ _____ ; BASIC RENT PER ANNUM \$ _____ ; BASIC RENT PER MONTH \$ _____ ;	
PLUS ADDITIONAL RENT, ESTIMATED TO BE \$ <u>12.00</u> PER SQ FT PER ANNUM OR \$ <u>11,844.00</u> PER MONTH;	
TERMS	RENEWAL OPTION
<u>5 YEARS</u>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

### 4. LISTING SERVICE AND COOPERATING BROKERAGES: The Landlord authorizes the Listing Brokerage:

- A. To list the Property with the Multiple Listing Service® of the Board or any other real estate board that the Listing Brokerage selects and has access to and to cooperate with other brokerages and their designated agents acting for a prospective tenant or, with the written consent of the Landlord, as a sub-agent of the Listing Brokerage ("Cooperating Brokerages");
- B. To publish in the Multiple Listing Service® of the Board, the Multiple Listing Service® of any other real estate board, Internet or anywhere else that the Listing Brokerage selects and has access to, and to share with other parties, including British Columbia Assessment, the information contained in this Contract, the information contained in the Data Input Form and the lease rate of the Property once an unconditional accepted offer exists; and
- C. To make agency disclosures required of the Listing Brokerage.

### 5. LISTING BROKERAGE'S REMUNERATION: The Landlord agrees:

- A. To pay to the Listing Brokerage a gross commission of 10% OF TOTAL VALUE OF THE LEASE, plus applicable Goods and Services Tax and any other applicable tax in respect of the commission (commission + tax = remuneration) if:
- (i) a lease in respect of the Property is entered into during the period of the Contract; or
  - (ii) a lease in respect of the Property is entered into within six (6) months of the expiration of this Contract with a tenant introduced to the Property during the period of this Contract whether or not such tenant is so introduced by the Listing Brokerage, by the Landlord, or by any other person.
- No deductions will be made from the commission for any form of tenant inducements;

[Signature] [Signature] [Signature]

INITIALS