

**LEASE**

THIS LEASE dated for reference the 30th day of August, 2017.

**BETWEEN:**

**ADDISON DEVELOPMENTS (GIBSONS) LTD.**

(Inc. No. BC0710340), a company duly incorporated pursuant to the laws of British Columbia and having its registered and records office located at 4227 St. Pauls Avenue, North Vancouver, B.C., V7N 1T4.

(the "Landlord")

**OF THE FIRST PART**

**AND:**

**Alison Maxwell O/A  
Sunshine Coast Winemaking  
747 North Road Unit 6  
Gibsons, B.C. V0N 1V9**

**OF THE SECOND PART**

THIS AGREEMENT WITNESSES that in consideration of the mutual covenants, conditions and agreements herein contained, the Landlord and the Tenant covenant and agree as follows:

**1.00 BASIC TERMS AND DEFINITIONS**

**1.01 Basic Terms**

- |     |                             |   |
|-----|-----------------------------|---|
| (a) | Premises:                   | Unit 6 - 747 North Road,<br>Gibsons, B.C. V0N 1V9   |
| (b) | Floor Area of the Premises: | Approximately 1,320 square feet of<br>ground floor commercial area  |
| (c) | Term:                       | Five Years.   |
| (d) | Renewal:                    | Five Years at the option of the<br>Lessee,  |
| (e) | Commencement Date:          | The Term will commence on 30 <sup>th</sup><br>day of August 2017 and end on the<br>29th day of August 2022. |



(f) Basic Rent:

Year	Per Annum	Per Month	Estimated monthly triple net	Monthly G.S.T. (based on 5%)	Estimated monthly total basic rent + G.S.T. + triple net
Year 1	\$5,535.64	\$426.47	\$461.57	\$44.45	933.48
Year 2	\$5,220.00	\$435.00	TBD	TBD	TBD
Year 3	\$5,324.40	\$443.70	TBD	TBD	TBD
Year 4	\$5,430.89	\$452.57	TBD	TBD	TBD
Year 5	\$5,539.46	\$461.62	TBD	TBD	TBD

- (g) Permitted Business: U-Brew wine & beer
- (h) Security Deposit: Equal to first and last month's Basic and Additional Rent plus G.S.T.
- (i) Special Terms and Conditions: Nil
- (j) Agent for the Landlord: (All agent's fee to be paid by the Landlord).

1.2 Definitions. Capitalized terms or expressions have the following meanings:

- (a) **"Additional Rent"** means any money other than the Basic Rent or required to be paid by the Tenant under this Lease, whether or not the same be designated as Rent or whether the same be payable by the Landlord or otherwise including the "Operating Expenses" as defined below currently estimated at \$ per month
- (b) **"Building"** means the retail commercial property at 747North Road, Gibsons, B.C., on the lands legally described as:

P.I.D. #005-435-692,  
Lot 1, except those portions in Plans  
13789, 14025 and 17014, Block A  
District Lot 688, Plan 10114

or as the boundaries of such lands may be varied from time to time, together with all buildings, improvements, facilities, machinery, equipment, systems and facilities thereon, all as may be altered, expanded, reduced or renovated.