

**CARLETON CONDOMINIUM CORPORATION NO. 486
EXTERIOR PARKING LEASE AGREEMENT**

BETWEEN: CARLETON CONDOMINIUM CORPORATION NO. 486
(The "Corporation")

AND: _____
(The "Lessee")

It is hereby agreed that the Lessee shall lease from the Corporation exterior parking space no. _____ effective _____ at a monthly fee of \$50.00 which may be increased at any time with not less than forty-five (45) days written notice by the Corporation to the Lessee. Fees are to be paid by cheque or by PAP on the first day of the month in advance.

This agreement may be terminated by the Lessee by sending notice of termination to the Corporation not less than thirty (30) days prior to the specified date of termination, which shall be the last day of a calendar month. Notice of termination shall be sent by regular mail to CCC No. 486 c/o DES Services Inc., 2339 Ogilvie Road, Box 46104, Ottawa, Ontario, K1J 8M0.

This agreement may be terminated by the Corporation by sending notice of termination to the Lessee not less than thirty (30) days prior to the specified date of termination, which shall be the last day of a calendar month, but if the Lessee breaches any provisions of this Agreement, this Agreement may be immediately, and without notice, terminated by the Corporation. Notice of termination shall be sent to the Lessee at 100 Grant Carman Drive, Management Office, Nepean, Ontario, K2E 8B8.

All notices whether given by the Lessee or the Corporation shall be deemed to be received on the third day following the mailing of them.

The furnishing of parking space by the Corporation shall not be deemed to constitute a bailment for hire. The Corporation assumes no responsibility whatsoever for loss or damage due to fire, theft or otherwise, to the vehicle, its accessories or its contents however caused and by whomever caused.

The Lessee will not use any parking space other than that allocated to him by the Corporation and will park in his/her space one roadworthy passenger vehicle. No trailer, truck or camper, with or without sleeping accommodation, shall be parked in any parking space. At no time will the Lessee do or permit to be done repairs of any kind to any vehicle in any parking area or adjacent areas. The Lessee shall not use any parking area or adjacent area for washing his/her vehicle, for playing any sound system, for barbecues, or for any other purpose other than the parking of his vehicle. In car heaters and battery warmers shall not be connected to the electrical outlet provided for the block heater.

If the Corporation, for any reasons of cleaning, snow removal, maintenance or repair, temporarily requires vacant possession of any parking space, the Lessee shall ensure that such parking space is vacated for such period as the Corporation requires. In case of breach of this paragraph, the Corporation will have the right to remove the offending vehicle at the sole risk and expense of the Lessee and the Lessee will have no recourse for damages against the Corporation which may result from such removal.

The Lessee will furnish the Corporation with such information as may be required to identify the Lessee's vehicle(s).

The Corporation reserves the right to re-allocate parking spaces when necessary.

The Lessee shall not assign this Agreement or sublet the parking space allotted to him/her, nor permit any other person to use it for any purpose.

This agreement dated the _____ day of _____ 20_____

Witness

CCC No. 486 - agent

Witness

Lessee signature

Vehicle Make

License Plate No.