

Additional Terms to Residential Tenancy Agreement

530 Albert Street
Kingston, Ontario
K7K 4M4

The additional terms, as per section 15 of the Residential Tenancy Agreement, are set by the Landlords for the Tenants of their house.

TERMS OF THIS LEASE

The Tenants will be responsible for the Lease Premise and it is his or her responsibility to choose other roommates to fill the house as they see fit. The roommates of the Leased Premises will share the common living areas and bathroom facilities of the Leased Premise for the lease term. Roommates will have a private living area (their room) of the Leased Premise for the lease term. The Tenants shall provide the Landlords with 90 days written notice of the Tenant's intention to vacate at the end of the term of the Lease.

Utilities

Utilities (including electricity, gas, water and sewerage) are included in the rent amount stated above. The setting on the thermostat at any time during the lease term should not exceed 19°C. Tenants shall not knowingly allow heat to escape during the winter months i.e leave windows and doors open during the timeframe that the furnace is required for heating.

Phone and Internet

Unlimited download internet will be provided in the rent amount stated above. Tenants are responsible for any additional charges exceeding the provided internet. Tenants are responsible for being compliant with current Internet laws and will be forwarded additional charges and disconnection if broken (i.e. illegal downloading).

Cleaning supplies

The Landlords agree to provide the Tenants with cleaning supplies and bathroom tissues to encourage the Tenants to keep a clean and functioning house. The Tenants agrees that the Landlords may come to visit at least once per month to re-supply the Tenants with cleaning supplies and to inspect the house. If the house is not kept to the cleanliness of the Landlords satisfaction the Landlords will not be obliged to keep supplying the cleaning supplies and bathroom tissues to the Tenants.

Co-sign

We require a signature of a co-signer for each tenant, in the event that they are no longer able to pay rent. The co-signer will be responsible to pay the due amount.

THE LEASED PREMISE

The Tenants agrees to comply with all relevant Statutes, Regulations and By-Laws for the Leased Premises. The Tenants acknowledges and agrees that the Leased Premises are in a good state of repair. The Tenants must have the Landlords' consent before any repairs, improvements, modifications or decorating, either interior or exterior, are made to the Leased Premises.

Personal Businesses

The Tenants agrees to use the Leased Premises for no other purpose than as a residential dwelling exclusively for the Tenants listed above. The Tenants agrees not to carry on or permit to be carried on therein any trade or business within the Leased Premises.

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Subletting

The Tenants shall not assign or sub-let all or any part of the Leased Premises without the written consent of the Landlords.

Roommates

Tenants will be expected to pay an additional \$100 per month if a roommate is living for more than 30 days in the same bedroom as them. No more than 10 people are to be living at 530 Albert Street at any given time. Up to two roommates in Unit #1 and two additional roommates in Unit 2.

Cleanliness

The Tenants agrees to clean floors, fixtures and generally all cleanable surfaces in the Leased Premises sufficiently often to prevent abnormal wear or deterioration during the leased term and to return the premises at the end of occupancy in a condition of cleanliness and repair suitable for immediate re-rental. Provided that the Tenants fails to do so the Tenants shall indemnify the Landlords for all the cost of such cleaning and/or repair as well as for any consequential rental loss the Landlords may sustain because of such cleaning and/or repairs. Smoking is not allowed inside the house. Smoking is allowed on balcony and porch as long as debris is put out in a non-combustible medium.

Repairs

The Landlords warrants that all appliances are in good working order as at the commencement of the term of the Lease. The Tenants will be held financially responsible for any damage he/she causes to the Leased Premises (i.e. broken windows, non-wear-and-tear damages to walls, floors and appliances and floor stains including purple paint from engineering rituals). The Tenants will be held financially responsible for any damage he/she fails to report to the Landlord that results to damage to the Leased Premises (i.e. a leaking facet, exposed electrical and mice in the house). The Tenants agrees to refrain from doing anything that would significantly increase the cost of maintenance of operation of the building or increase the fire insurance or the taxes thereon. The Landlords shall be responsible for the cost of repairs to the heating, plumbing and electrical systems of the Leased Premises which result from normal wear and tear (as deemed by the Landlords). The Tenants agrees that any modifications (shelving etc.) to the Leased Premises shall be approved by the landlords. When any modifications are approved the will be installed by the Landlords only.

Garbage, Lawns and Snow Removal

The Tenants agree to dispose of all garbage and recycling on a weekly schedule in accordance with Municipal By-Law. Tenants will be held financially responsible for any damages resulting from garbage and/or recycling that has not be disposed of on a weekly basis. During the continuance of the term, the Landlords will maintain the front and back lawns and all shrubbery. The Tenants shall discuss and agree to share equal responsibility to keep the driveway, walkway and sidewalks clear of ice and snow.

Responsibility

The Landlords will not be liable for the Tenants, roommates, guests, other occupants or people on the Leased Premise for personal injury, property damage, or other losses to such people or their property caused by other people, theft, burglary, assault, other crimes, fire, water, wind, rain, smoke or other causes. The Tenants agree to indemnify and hold the Landlords free and harmless from any and all liability for injury to or death of any people arising from the use and occupancy of the Leased Premises. Any fine levied against the Tenants for his/her conduct during the course of tenancy will be paid in full by the Tenants regardless of whether or not the fine was brought in his/her name.

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Interruption or Service

The Tenants agrees that the Landlords shall not be liable for damages of personal discomfort in the event of any breakdown or interruption of the systems, facilities or services under this control. The Landlords agrees to diligently arrange for repairs where practicable within the usual working hours of the applicable trade.

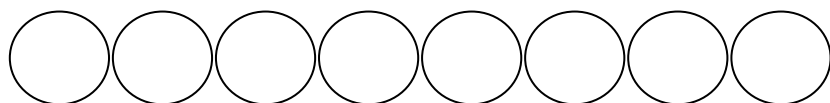
Deemed Uninhabitable

In the event of damage by fire, lightning or tempest, which renders the Leased Premises uninhabitable, rent shall cease until the Leased Premises are rebuilt. Landlords are not liable for loss of personal contents against loss by fire, theft, liability or similar perils.

CONCLUDING REMARKS

It is further agreed that wherever the singular and masculine are used in this Indenture, the same shall be construed as if neuter or feminine had been used, where the context or the party or parties hereto so require, and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary had been made.

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Date	landlord	
_____	_____	
Date	landlord	
_____	_____	_____
date	tenant	co-signer
_____	_____	_____
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date	tenant	co-signer



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