

ADDENDUM TO LEASE

DATED this 17th day of MAY, 2019.

BETWEEN: **AL REISMAN LIMITED**

Hereinafter referred to as "Landlord"

- and -

BELL CANADA,

Hereinafter referred to as "Tenant"

TO BE ATTACHED TO AND FORM PART OF THE LEASING DOCUMENTS BETWEEN THE PARTIES HERETO whereby the Tenant did lease from AL REISMAN LIMITED the premises containing 710 square feet more or less and municipally known as 83 DYNAMIC DRIVE, UNIT 13A, TORONTO, ONTARIO for a term to be fully complete and ended on the 30th day of APRIL, 2000.

WHEREAS:

- A. By Renewal Letter dated the 7th day of February, 2000, the Initial Lease was renewed for a period of five (5) years commencing on May 1, 2000, which agreement was amended by a Letter dated February 25, 2000 to reflect the actual square footage of the demised premises;
- B. By a Renewal Letter dated the 27th day of August, 2004 the Lease was renewed for a period of five (5) years commencing on May 1, 2005; and
- C. By a Renewal Letter dated the 9th day of November, 2009 the Lease was renewed for a period of five (5) years commencing on May 1, 2010.
- D. By a Renewal Letter dated the 4th day of November, 2014 the Lease was renewed for a period of five (5) years commencing on May 1, 2015.

AND WHEREAS the Tenant has requested the Landlord to extend its tenancy for an additional five (5) years, commencing on May 1, 2020.

THEREFORE it is hereby agreed between the parties hereto that the Lease shall be extended for an additional five-year term to be completed on April 30, 2025 on the following terms and conditions:

YIELDING AND PAYING THEREFOR during the said tenancy a net rental at the rate of **\$ 11.00** per square foot per annum during the term herein, being **SEVEN THOUSAND, EIGHT HUNDRED AND NINE AND 96/100 DOLLARS (\$ 7,809.96)** per annum in lawful money of Canada, to be paid in advance without deduction in equal monthly instalments of **\$ 650.83** each on the 1st day of each and every month during the said period.

PROVIDED that the Tenant shall have duly observed the provisions and covenants of the Lease herein and has duly and regularly paid all rent and other sums to be paid and is in occupation of the demised premises as of the date of the exercise of the Option to Renew, the Landlord hereby grants to the Tenant the right to renew the Lease for an additional five-year term on the same terms

and conditions, save and except for the rental which is to be at a rate to be agreed upon between the Landlord and the Tenant, and save and except for further renewal.

Notice of the exercise of the above option to renew is to be given in writing by registered mail to the Landlord not later than six (6) months prior to the expiration date set out in the Lease, otherwise this Option to Renew is null and void.

ALL OTHER TERMS AND CONDITIONS contained in the original leasing documents remain in full force and effect during the term hereof.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their corporate seals duly attested by the hands of their proper signing officers authorized in that behalf.

AL REISMAN LIMITED

Witness

Per _____
LANDLORD SEAL

BELL CANADA

Witness

Per: _____
TENANT SEAL
I, _____, whose signature
appears above, have the authority to bind the
Company.