



## RENTAL AGREEMENT BETWEEN

*Millstream Industrial Park Ltd.*  
and

the owner

the renter

Millstream Industrial Park Ltd. will offer an area of \_\_\_\_\_ on our property identified as \_\_\_\_\_ Industrial Way for a monthly rent of \$\_\_\_\_\_ plus taxes, paid in advance on the 1<sup>st</sup> of each month. Please note the following conditions:

- 1) All applicable permits required are to be approved by the District of Highlands.
- 2) All environmental regulations requiring control and collection of fluids are to be followed. Any fluids spilled on the property are to be collected and disposed offsite.
- 3) A certificate of Liability Insurance in the name of the renter is to be provided to MIPL prior to commencement of rental.
- 4) All storage and work areas are to remain within the confines of designated area.
- 5) Hydro is available on site. Arrangements for Hydro supply to be made at the renter's expense.
- 6) Fencing costs will be borne by the renter unless otherwise specified.
- 7) MIPL is not responsible for site security or vandalism.
- 8) Sub-leasing of property will not be allowed.
- 9) MIPL must approve any alternate uses of the property.
- 10) Rental period is on a month-to-month basis with a minimum term of 3 months. MIPL will give three months minimum notice of termination of rent.
- 11) Any change to the rent structure will be negotiated between both parties on the anniversary date of the agreement as and if desired by either party.
- 12) MIPL will ensure reasonable access to the rental property at all times.
- 13) One month's notice of termination of rent will be required. Should the monthly rental payment not be paid as agreed at the beginning of the month then it shall be taken that the renter has given their notice of termination.

Signed for:

Signed for:

Millstream Industrial Park Ltd.  
900 Industrial Way  
Victoria, B.C.  
V9B 6E2

Renter

Date:

Date:

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