

SCHEDULE A TO THE LEASE

It is our intention to operate Lougheed Village as an outstanding residential development. The Management will strive to render prompt efficient service and will maintain this property in a manner commensurate with the type of community you will want. Your cooperation in observing these rules will avoid confusion and possible embarrassment. Any expense incurred by the Management as a result of violation of these rules will be assessed against the resident responsible. Promptly notify the Management of any needed repairs to equipment or fixtures. In the interest of better security, do not buzz strangers into the building, nor should you allow anyone to follow you through the front door.

TELEPHONE NUMBERS:

Emergency 911

Central Office (604) 421-0339

North Burnaby Towing (604) 298-1733

Your Building Manager _____

If it is necessary to call for Fire, Rescue, or Police assistance, please advise the Caretaker immediately after this is done.

30 DAY WRITTEN NOTICE - A 30 day written notice effective on the last day of the month must be given to the Caretaker of your building on or before the last day of the preceding month, prior to tenant vacating. Notice is required if the tenant intends to vacate at the termination of the lease. Notice should state a definite moving date and the elevator should be booked at least 2 weeks in advance of move-out. The move must be completed no later than 1:00 p.m. on the last day of the month.

ADDITIONAL APPLIANCES – As stated in your lease agreement (15 – USE OF PREMISES), heavy appliances or equipment of any kind may not be installed by the tenant without written permission of the landlord. Portable or apartment sized dishwashers and/or freezers are allowed with permission of your building manager for an additional monthly charge. Under no circumstances are regular sized appliances permitted. Dishwashers and freezers are \$5.00 each per month. In-suite laundry (washing machine and/or dryer) is not permitted. **No exceptions will be made to this rule.** If you plan on having a dishwasher, please notify your manager immediately so a one-way check valve can be put on your water line to stop the water from circulating back through the pipes. We ask that you use your dishwasher between the hours of 9 AM and 9 PM only. Also, once your dishwasher has completed its cycle, please make sure you turn off the taps immediately.

ADDITIONAL OCCUPANTS - The persons listed on your Lease Agreement shall be the only occupants of the premises. The tenant shall have the right to accommodate as guests, not more than two persons for not longer than two weeks per person. Any guest remaining longer than two weeks shall be deemed to be an additional occupant. The landlord is not bound to accept any additional occupant as a tenant of the premises. The tenant agrees to have the additional occupant vacate the premises in the event that the landlord does not sign an amendment to the tenancy agreement for the additional occupant. The tenant's failure to remove the additional occupant is a breach of this agreement.

BALCONIES – Blinds will be permitted during the year from May 1st to September 30th. After September 30th, all blinds must be either rolled up or removed and stored away until the following May 1st. The only colour approved is medium gray. Lattice is not allowed on balconies.

BARBEQUES – Gas or electric barbecues are allowed on your balconies. These are the only two types of barbecues allowed. Hibachi/briquette barbecues are not permitted. **NO EXCEPTIONS WILL BE MADE TO THIS POLICY.** In consideration of your neighbors, we ask that no barbecuing be done after 9 PM. When barbecuing, please turn your barbecue off immediately after you're finished cooking. Also, please ensure that you clean your barbecue regularly to avoid grease build up and over excessive smoking of your barbecue.

CHILDREN - The tenant agrees to be responsible for visiting children and will not permit them to play in the halls, stairways, elevators, parking areas, or anywhere in or around the buildings where they may endanger themselves or unnecessarily disturb residents. We regret that bicycle riding, roller-skating, roller blading, or skateboarding is not permitted anywhere on the property. These rules apply to residents as well as visitors.

DELIVERIES - It is not the responsibility of the Caretaker to receive packages or deliveries for tenants. Telephone and cablevision hook-ups should be arranged at a time when you will be home.

FITNESS FACILITIES - These facilities are extensive. To obtain full use, a \$25.00 initiation fee and monthly dues of \$37.00 per month (with void cheque for automatic bank debit) per person is charged. Please make your inquiries at Fitness 2000 situated on the lower mall.

GARBAGE - Garbage rooms are located on each floor. Please bag and tie your garbage before putting down the chute - including vacuum cleaner refuse. Fireplace ashes and barbecue ashes should be bagged when cold and placed in the container provided in the garbage room. Bottles, newspapers, cardboard tubes and pizza boxes should be placed on shelves. All wet garbage should be put through the sink disposal. No shopping carts, boxes or rubbish shall be placed or left in entrances, corridors, parking areas or elsewhere on the property except those designated areas for disposal. **ON MOVE IN** - the Moving Company or the tenant shall remove cardboard boxes and other packing material. Check with your manager as to where cardboard boxes should go for recycling.

INSECT EXTERMINATION - This service is available on request to your caretaker. We will not be held liable for any damage or inconvenience to persons, plants, fish or other property as a result of this service.

KEYS AND LOCKS - The tenant agrees to pay a charge of \$20.00 to have a lock changed at his/her request. Installation of bolts, mirrors, or other attachments can be done with permission of the Management only. They must be done in a professional manner and you may be asked to remove them when you leave. There will be a charge for replacement of lost keys. Keys dropped down the elevator shaft could cost you at least \$75.00 if a special service call is required to the Elevator Service Company to recover the keys.

LAUNDRY ROOMS - Coin operated washers and dryers are located in each building. As a safeguard do not leave laundry unattended. Please remove clothing from the machines promptly upon completion. Do not use tints or dyes in the machines and please report any malfunction of the machines to the caretaker. The management is not responsible for stolen or damaged clothes. The laundry rooms are locked from 11 p.m. until 6 a.m.

LEASE AGREEMENT - You are signing a one-year lease agreement. The agreement automatically converts to a month to month agreement at the end of the first year. Failure to stay one year results in a liquidated damages charge equal to your security deposit. If you are leaving at the end of your first year, you are still responsible for giving the proper one-month notice.

MAINTENANCE - Please make your request for repairs by contacting the caretaker between the hours of 9 a.m. and 8 p.m. or by leaving a note at their door. Emergency calls will be handled immediately. A charge is made for repairs necessitated by negligence or mistreatment by a resident. Any unnecessary delay in repair service should be reported to the Office. Please check zone valves in radiators periodically as they sometimes leak very slowly.

PARKING - Underground parking for private, licensed passenger vehicles for tenants is available. There is no parking for overheight vehicles. There is a shortage of visitor parking, therefore it is very important that tenants DO NOT use the visitor parking lots. If your visitor is staying after 2 a.m. see your manager or the Security Guard for a special overnight parking permit to protect the vehicle from towing. If you cannot locate either of these people, a note on the dashboard indicating which suite the visitor is in will also prevent a towing charge. Otherwise, ALL VISITOR PARKING LOTS ARE CLEARED AFTER 2 a.m. by North Burnaby Towing 298-1733. The Management is not responsible for damage to or stolen vehicles anywhere on the property. We regret that there are no facilities for washing or repairing vehicles.

PETS - No pets of any description will be permitted under any circumstances, except small birds and fish. Violation of this will result in immediate notice to vacate the suite.

REFRIGERATORS - Your refrigerator requires defrosting regularly to prevent frost build-up. Do not use any type of metal or sharp instrument to pick or scrape off ice. This action could puncture the coil causing loss of refrigerant and requiring an expensive repair or replacement **AT YOUR EXPENSE**. If you notice your fridge not working properly, call your manager promptly for a repair. If you suspect a punctured coil, unplug it immediately. The management is not responsible for spoiled food.

RENT PAYMENTS - Your rent will be paid by automatic withdrawal from your bank. Your money must be in your account on the first of every month. Your caretaker or the management office must be notified of any changes to your bank account before the 20th of the month for the following rent payment. There is a \$20.00 charge for returned cheques and also for late rent.

SOLICITORS - Door to door soliciting is not permitted without prior written consent of Management, in which case the solicitor will carry a card of authorization signed by the Management. Residents are requested to notify the Manager when solicitors appear in the building without authorization.

STORAGE ROOMS - Individual storage lockers have been provided for each suite. It is the tenants' responsibility to padlock and identify the locker assigned. While every effort is made to safeguard property, Management assumes no responsibility for loss of or damage to articles stored. The tenant agrees not to store hazardous items such as gasoline, or other flammable liquids or materials in storage lockers. If you need more than the one locker assigned to you, we have extra lockers available to rent in Tower East at a charge of \$10.00 or \$15.00. Call your Manager to arrange to rent one of these.