

COTTAGES at BON ECHO'S EDGE
RENTAL AGREEMENT

THIS AGREEMENT is made between:

COTTAGES at BON ECHO'S EDGE INC.,
84 North Mazinaw Heights Rd.,
Cloyne, Ontario K0H 1K0
Phone 613-336-0048 hereinafter called the "Owner"

And

(Name)

(Address)

(Phone Number) hereinafter called the "Renter"

WITNESSETH that in consideration of the rents, covenants, and agreements hereinafter reserved and contained on the part of the Renter, the Owner hereby rents to the Renter the cottage premises at Mazinaw Lake designated as COTTAGE NUMBER _____ (including use of assigned dock and shared use of common areas) located at Part of Lot 1, West Range, Addington Road, Geographic Township of Abinger, now Township of Addington Highlands, hereinafter called "the Cottage";

1. EXEMPT FROM RESIDENTIAL TENANCIES ACT

The Renter agrees that this agreement is exempt from the application of the Residential Tenancies Act, 2006, S.O. 2006, c. 17, as amended, pursuant to section 5(a) of the Act because the premises are being occupied by the Renter for a seasonal or temporary period in a cottage.

2. TERM OF RENTAL PERIOD

The rental period shall commence on _____ and terminate on _____.

3. RENT

The Renter covenants to pay rent in the amount of \$ _____ plus 13% tax for the full term payable in full prior to the commencement of the term.

4. NO SUBLETTING

The only occupants of the Cottage will be the Renter and immediate family. The Renter shall not sublet the Cottage or any part thereof.

5. UTILITIES

All costs for utilities for the Cottage are included in the rent.

6. WAIVER OF LIABILITY

The Owner shall not be responsible or liable in any way for the loss of the personal property of the Renter or of the Renter's family and guests. The use of the Cottage and premises and common areas of the property, including the swimming area and dock(s) shall be at the Renter's sole risk and the Owner shall not be liable for any injury or death to the Renter or the Renter's family or any guest of the Renter. Neither the Renter nor anyone claiming by, through or under or on behalf of the Renter shall have any claim, right of action or right against the Owner, agents or employees of the Owner, for or based upon any injury, loss or damage to any person or persons or any property of the Renter nor anyone claiming by, through or under or on behalf of the Renter therein or thereon, caused in any manner whether or not such injury, loss or damage results or arises from the negligent act or omission of the Owner or any person or persons for whom the Owner is in law responsible.

7. USE OF PREMISES

The renter agrees to use the Cottage as a single family cottage and for no other purpose. The Renter shall not cut any trees or shrubs or have campfires(s) at any location other than the place designated by the Owner. The Renter shall park and use vehicles, trailers, boats, bikes, etc., only at the place or places designated by the Owner.

8. DAMAGE

The Renter shall be liable for all damages to the Cottage and premises caused by the Renter, pets, children or anyone in the Cottage or on the premises with the consent of the Renter, whether such damage be willful negligent or otherwise. The Renter shall not drive nails or put screws into the walls or ceilings of the Cottage or do or allow any alterations or renovations to the Cottage in any manner whatsoever.

9. PETS

The renter shall keep all pets leashed or caged and in control of the Renter at all times.

IN WITNESS WHEREOF the parties hereto have signed this document:

Dean Brookes, CEO

Janet Brookes, CFO

Renter:

Renter: