

OFFICE LEASE

THIS LEASE, dated for reference the 6th day of MAY 2014, is made by the Landlord and Tenant named below who, in consideration of the covenants in this Lease, agree as follows:

1. BASIC TERMS, SCHEDULES, AND DEFINITIONS

1.1 Basic Terms

(a) Landlord:

461339 B.C. LTD.

Address of Landlord:

3823 Miramontes Drive
Victoria, BC V8N 4L1

(b) Tenant:

BOYS & GIRLS CLUB SERVICES OF GREATER VICTORIA

Address of Tenant:

1240 Yates Street
Victoria, BC V8V 3N3

(c) Premises:

Third Floor of Building located at 1195 Esquimalt Road, Victoria, BC, being the entire area shown on the Plan attached as Schedule A

(d) Rentable Area:

6,341 square feet

(e) Term:

Five (5) years

(f) Commencement Date:

August 1, 2014

LEASE EXTENSION AND MODIFICATION AGREEMENT

THIS LEASE EXTENSION AND MODIFICATION AGREEMENT made July 5, 2019,

BETWEEN:

461339 B.C. Ltd., a company duly incorporated under the laws of British Columbia, and having an office at 3823 Miramontes Drive, Victoria, BC V8N 4L1

(the "Landlord")

AND:

BOYS & GIRLS CLUB SERVICES OF GREATER VICTORIA, a society duly incorporated under the laws of British Columbia, and having an office at 301 - 1195 Esquimalt Road, Victoria, BC V9A 3N6

(the "Tenant")

BACKGROUND

- A. By a lease (the "Original Lease") dated for reference the 6th day of May, 2014, made between the Landlord and the Tenant, the Landlord leased to the Tenant for a term of five (5) years from August 1, 2014, premises (the "Leased Premises") shown on a plan attached to the Original Lease as Schedule A, being a portion of the Building situate on the Lands in Victoria, British Columbia, more particularly known and described as: PID: 017-806-399, Lot A, Section 11, Victoria District, Plan VIP54373.
- B. Under the terms of the Original Lease, the Tenant was granted the right to extend the Term of the Original Lease for a further term (the "Extension Period") of five (5) years, from August 1, 2019, on the terms and conditions provided in the Original Lease.
- C. The Tenant has requested that the Landlord grant to the Tenant the Extension Period under the terms of this agreement (the "Lease Extension and Modification Agreement").
- D. The Landlord and the Tenant have agreed to modify the Original Lease by the Landlord granting the Tenant a second option to extend the Term of the Original Lease, as set out in this Lease Extension and Modification Agreement.

AGREEMENTS

In consideration of the grants, rents, and mutual covenants hereinafter reserved and contained, the parties covenant and agree as follows:

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