

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

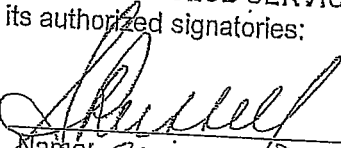
(f) Commencement Date:

August 1, 2014

TENANT:

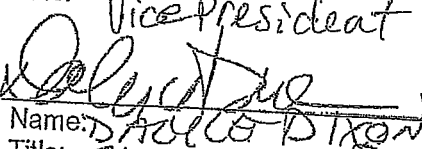
BOYS & GIRLS CLUB SERVICES OF GREATER VICTORIA
By its authorized signatories:

By:



Name: Shaanon Russell
Title: Vice President

By:



Name: DARRELL DIXON
Title: EXECUTIVE DIRECTOR
I/We have authority to bind the corporation