

ANNEX TO THE LEASE – REGULATIONS

1. PAYMENT OF RENT

- All Tenant cheques that are returned to the Landlord by the Bank shall be replaced by the Tenant, within the three (3) days that follow, by a certified cheque that will include a sum of \$35.00 in compensation.

2. RENTAL OF ELECTRICAL HOUSEHOLD APPLIANCES

- The Tenant must at all times maintain the appliances in good condition and will be responsible for the repair and/or replacement of the damaged appliances whether due to his fault or negligence.
- The appliances are and remain property of the Landlord.

3. STORAGE LOCKER RENTAL

- The permanent or temporary storage of all household and personal effects outside of the dwelling, in the areas provided for this purpose, will be at the Tenant's risk.
- The Tenant cannot keep a substance that constitutes or can constitute a risk of fire or of explosion.
- The Landlord has the right at all times to inspect the storage locker and to relocate the storage locker on written notification of five (5) days to the Tenant.

4. RESTRICTIONS

- No animals, of any sort, are permitted in the dwelling, the building or on the building's premises.
- It is strictly forbidden to smoke in the building.
- Waterbeds are not permitted in the dwelling.
- It is forbidden to install antennas whatsoever on the building.
- It is forbidden to install an air conditioner without the Landlord's prior written permission.
- It is forbidden to install a washer and/or dryer in the dwelling.
- It is forbidden to install and/or allow the installation of telephone wiring or of a cable system or all other systems requiring the drilling of the building's walls without the Landlord's written permission.

5. GOOD USE OF THE PREMISES/DELIVERY OF THE PREMISES

- The Tenant is bound to use the premises in a prudent and diligent manner. He is obliged to maintain the dwelling in good state of cleanliness, free of insects and must undertake minor maintenance repairs, except those resulting from a force majeure. The Tenant is liable for damage suffered by the Landlord by reason of loss incurred to the leased property except if the loss is not due to his fault.
- The Tenant must take particular attention not to allow windows or patio doors to remain open in a manner that would allow rain or snow to penetrate and so as not to damage the heating. If the Tenant fails to adhere to this rule, he will be held responsible for all damages caused to the Landlord's property.
- The Tenant must close all windows and lock all doors upon leaving the dwelling, whether in the day or at night.
- The Tenant must ensure not to block the landing, balcony or stairs, whether it is exterior or interior.
- The Tenant undertakes to maintain the dwelling at a minimum temperature of 18°C at all times. If the heating costs are assumed by the Landlord, the Tenant undertakes not to overheat the dwelling (maximum 24°C), and to keep it well sealed (windows).
- Upon termination of the current lease, the Tenant must hand over the dwelling in the identical condition in which it was received, bearing in mind the normal wear.
- It is strictly forbidden to hang from the windows and/or from the dwelling's balcony, all objects that could diminish the appearance of the building's exterior, particularly a flag, a clothesline, one or more bicycles, etc.
- It forbidden to shake off objects on the balconies.

6. SECURITY

- The Tenant undertakes to periodically replace the fire detector batteries in his dwelling.
- The Tenant cannot, without the Landlord's written consent, use or keep in the dwelling a substance that constitutes or can constitute a risk of fire or of explosion and that would lead to an increase in the Landlord's insurance premiums. Without limiting the general scope of the preceding sentence, the use of a propane gas barbecue, a coal stove, a wood space heater or others, that uses flammable materials, is only permitted outside of the building and at a minimum distance of 10 feet and is absolutely forbidden on balconies. The Tenant undertakes to respect the municipal regulations respecting this matter.
- In the event of fire, the Tenant and the Landlord can request the cancellation of the lease if the dwelling becomes unfit for habitation.
- The Tenant will take the necessary measures to prevent unauthorized persons from gaining access to the building.

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7. LAUNDRY

- The Tenant must respect the regulations posted in the laundry room.

8. KEYS AND LOCK

- The Tenant cannot add supplementary locks or modify existing door locks of his dwelling without having previously obtained the Landlord's written agreement. In such a case, a duplicate key for the dwelling must be remitted to the Landlord. Upon termination of the lease, the dwelling's locks and all keys will become the property of the Landlord. Janitors are not obligated to unlock the doors for Tenants who have forgotten their keys and this is in effect, at all times. If the janitor is available for this service, a \$10.00 charge is immediately applicable. In the event that a lock is changed, the Tenant will pay the replacement cost of the new lock and two (2) keys.

9. BEHAVIOUR

- The Tenant is obligated to act in a manner that does not disturb the normal enjoyment of the other tenants.
- The Tenant is liable, toward the Landlord and the building's other tenants, for the damages and interest that could result from the violation of that obligation, even if the violation is due to the act of persons that the Tenant allowed to have access to the dwelling or the building.
- In the event of serious damage following such violation, the Landlord can demand the cancellation of the lease and the eviction of the Tenant and all of the dwelling's occupants.
- The Tenant undertakes not to use the building's corridors and halls for the purposes of amusement and loitering. Door-to-door canvassing is strictly forbidden.

10. JANITORIAL SERVICES

- In order to respect the priority of calls and offer a better service to Tenants, requests must not be forwarded directly to janitors. All requests relating to daily maintenance and/or to repairs must be forwarded directly to the office between 9:00 a.m. and 17:00 p.m. at 450-699-8253.
- Each service call response will be expedited as soon as possible.
- Under no circumstances may the Tenant use the services of the janitor for personal purposes.

11. GARBAGE REMOVAL

- The Tenant must not throw garbage in the courtyards, parking lot or in the building's halls.
- Household garbage must be disposed of, by the Tenant, in the designated areas and in hermetically sealed bags.
- The Tenant must not leave garbage, boxes, bottles, etc. in front of the trash chute.

12. WORK / MODIFICATIONS TO THE PREMISES

- The Tenant undertakes not to install tapestry, wallpaper or to use dark paint colours without the Landlord's written permission, of which could be refused, at the Landlord's discretion.
- The Tenant cannot carry out work to modify, add or improve the dwelling without having first obtained the Landlord's written consent.

13. ADJUSTMENTS

- No adjustments to the lease will be accepted without it having previously been accepted by the Landlord.

14. CANNABIS CONSUMPTION

- It is strictly forbidden to consume cannabis or any of its derivative products by any method of consumption which may cause smoke or odors. This prohibition applies to within your dwelling and the building's interior, as well as on balconies and grounds of the property.
- It is strictly forbidden to cultivate, reproduce or harvest any cannabis plant from a seed or a plant matter, whether or not it is legal cannabis, and this within your dwelling and the building's interior, as well as on balconies and grounds of the property.

15. PARKING

- The Tenant can only park one passenger vehicle (excluding trucks, trailers, towing vehicles, which are forbidden).
- The Tenant shall not use the parking spaces reserved for visitors.
- The Tenant shall not use the parking area for vehicle storage purposes.
- The Tenant undertakes to free the parking area for snow removal purposes.
- The Tenant undertakes not to use the parking area for the purpose of mechanical repairs.
- The Tenant cannot park in front of emergency exits.

16. MODIFICATIONS TO THE BUILDING'S REGULATIONS

- The Landlord has the right to impose other reasonable rules and regulations and to modify or to cancel the overall rules and regulations which, in his opinion, may be necessary at times for the security, maintenance and sanitation of the building, and for the preservation of order inside of it. These rules and regulations must be respected by the Tenant.
- The Landlord can, on occasion, renounce any of these rules and regulations with respect to specified Tenants.
- The Landlord is not liable toward the Tenant for violations of some rules or regulations by other Tenants.

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