RENTAL PARKING AGREEMENT

This Agreement made as of the _____ day of _____, 201__.

BETWEEN:

Discovery Sound Limited Partnership

(Hereinafter called the "Landlord")

AND:

_____

_____

(Hereinafter called the "Tenant")

WHEREAS   the Landlord is the beneficial owner of parking stalls at The Tyee Plaza, 1287 Shoppers Row, Campbell River, BC V9W2C7 (the "Property");

AND WHEREAS   the Tenant wishes to park a vehicle at the Property.

NOW THEREFORE   this agreement witnesses that in consideration of the mutual Covenants

Hereinafter contained, the parties hereby agree as follows:

1. The Landlord grants to Tenant the right to park one (1) vehicle at the Property commencing on the ___ day of _____, **201__**. The Tenant has been assigned **Parking Hang Tag** _____ and agrees to park only in the designated area (See attached addendum). The tenant will have 24 hour, 7 day per week access to the designated area. The tenant acknowledges that the Landlord may change the designated area from time to time in order to accommodate the re-development of the site.

2. The tenant agrees to pay a $50.00 deposit for the hang tag. The hang tag deposit will be returned within 14 days of the return of the hangtag to the Landlord or the Landlords agent.

3. The term of this agreement shall be for(circle A or B):

   A) the term of 1 year unless otherwise terminated by the Landlord or Tenant as provided in this Agreement. Or

   B) The term of one season (May 1st through September 30)

   The Tenant acknowledges and agrees that the rental rate shall be (circle A or B):

   A) **$**600.00 plus GST per year
    Or
   B) $300.00 plus GST per season (May 1st through September 30)

   payable in advance **by EFT or postdated cheques only** to: DISCOVERY SOUND LIMITED PARTNERSHIP. The renewal rate is subject to change at the discretion of the Landlord with 30 days' notice.

C) The Tenant agrees to indemnify the Landlord against all liability, claims, damages or expenses due to or arising out of any act, omission or neglect by the Tenant, his or her agents, servants, invitees or Tenants on or about the Parking Area or due to or arising out of any breach by the Tenant of the provisions of this agreement or of the Parking Rules (as herein after defined).

D) The Landlord shall not be liable for any loss, injury or damage caused to persons using the Parking Area or to vehicles or their contents or any other property thereon, however caused, and the Tenant agrees that such vehicles, contents and property shall be in the Parking Area at the sole risk of the Tenant.

E) The Tenant shall not assign, sublicense or part with possession of any of the parking rights to any person with out the consent in writing of the Landlord, first had and obtained, which consent may not be unreasonably withheld, provided that in lieu of such consent, the Landlord may terminate this agreement and the Tenant shall forthwith return the said parking rights to the Landlord.

F) The Tenant fully understands that upon renewal, late or non-payment of parking fees could result in parking privileges being revoked by the Landlord and the Tenant shall forthwith return said parking rights to the Landlord. It is further understood and agreed that if the Tenant continues to park in the designated area beyond the term paid for, the vehicle will be ticketed and towed away without warning or notice and at no cost to the Landlord.

G) The Landlord may terminate this agreement on 30 days notice.

H) The Parking hang tag must be returned to the Landlord or the Landlord's agent within 7 days of the expiry of the term. Failure to do so will result in a $50.00 charge.

I) Lost or stolen hang tags are subject to a $50.00 replacement fee.

IN WITNESS WHEREOF: the parties hereto have executed this agreement as of the day and year first above written.

_____   _____

WITNESS   **TENANT**

_____   _____

WITNESS   **DISCOVERY SOUND LIMITED PARTNERSHIP**

_____

Tenant Information

Tenant's Name: _____

Tenant's Tel. No. (Home) _____ (work/cell)_____

Tenant's Email Address: _____

Home Address: _____

Vehicle Make/Model: _____ License No._____

Vehicle Colour: _____

Hang Tag Assigned:_____