

Contract between artisans craft association of London MODERN QUILT GUILD tenancy agreement:

1. Parties

The agreement is made in duplicate between the Landlord: The Artisans Craft Association of London, located at 1731 Churchill Ave, London, Ontario

-----And -----

The tenant London Modern Quilt Guild .Both parties agree that: The landlord will rent to the Tennant and the Tennant will rent from the landlord the following premises:

1 Common room at 1731 Churchill Ave. London, On, N5W 5P4 in “as is where is condition”. The superintendent or property manager is: the President of the Board of Directors of Artisans Craft Association of London at the premises at the same address as above. And the City of London.

2. TERM

The tenancy shall be from JAN 1 2015 to December 31 2015 at which time a new contract will be signed. This contract shall be signed and returned to the President of Artisans Craft Association of London, by Jan 1 2015.

3. RENT and INSURANCE

The London Modern Quilt Guild will be as associate member of Artisan Craft Association of London, also known as Artisans London. The London Modern Quilt Guild shall have use of the common room on the 2nd Saturday of each month from 9am to 6pm. The amount to be paid for 2015 shall be \$350.00 . Payments are due and payable on OR BEFORE Jan 1 2015.or as follows _____

will be payable to “Artisans London”, and mailed to Artisans London Craft

Association at 116 Robinson Lane, London, On N5X 3V4. Failure to pay the rent, shall place LONDON modern Quilt Guild in breach of this contract and associate member status shall be revoked.

The following services are the responsibility of the tenant;

- Provision of equipment and furniture for the room for classes.
- Advertising for classes unless there is a joint advertising campaign thru artisans London.
- Submission of appropriate taxes (HST) to the appropriate government agency in accordance with the government rules and regulations.
- Submission of T5 or other appropriate tax documents to the appropriate government agency
- Cost of permanent modifications to the existing studio space will be at the expense of the tenant and subject to approval of the Landlord (Artisans Craft Association of London and the owner (city of London)).

4. SECURITY DEPOSIT IS NOT REQUIRED

5. Statutory conditions

The following statutory conditions apply

1. Conditions of the premises: The owner (the City of London) shall keep the premises in a good state of repair and fit for habitation during the tenancy and shall comply with any statutory enactment of law respecting standards of health or safety.
2. Services- Where the owner (the City of London) provides a service or facility to the tenant that is reasonably related to the tenant's continued use and enjoyment of the premises such as but not as to restrict the generality of the foregoing, heat, water, electric power, garbage

collection, sewers, the landlord shall not discontinue providing that service.

3. **Good Behavior:** THE tenant shall conduct him/herself in such a manner as not to interfere with the possessions, occupancy, of other tenants.
4. **Obligation of the Tennant-** The tenant shall be responsible for the ordinary cleanliness of the interior of the premises and for the repair or damage caused by willful or negligent act of the tenant or of any person whom the tenant permits on the premises.
5. **Entry Doors-** Except by mutual consent, the tenant shall not during occupancy by the tenant alter or cause to be altered the lock or locking system on any door that gives entry to the premises. The tenant is responsible for ensuring that the building and their studio spaces are locked when the tenant is not present, and not to allow entrance into the East Lions Artisans Centre of anyone who is not authorized to be present or who is not attending a class or workshop in the building.
6. **Construction or Modification of the Premises-** The tenant shall not cause the structural elements of the studio space to be altered without the express permission of the landlord Artisans Craft Association of London and the city of London. This includes modification of the existing plumbing, and electrical elements in the spaces.
7. **Reasonable Rules**

The tenant promises to comply with any rules concerning the tenant's use, or occupancy or maintenance of the premises or building or use of services and facilities provided by the landlord

The tenant shall not by their behavior interfere with the use of the building by the other tenants of the East Lions Artisan Centre.

 - The tenant shall not compromise the health or safety of themselves or any other member or person present on the premises by unsafe, hazardous or dangerous acts.
 - The tenant shall treat all members of East Lions Artisans Centre with respect and in a professional manner.

- The tenant shall have one member sit on the Artisans Craft Association of London’s board of Directors, and participate fully in the activities of the Artisans Craft Association of London, and have a single vote.
- If the tenant holds classes or workshops in the East Lions Artisans Centre the tenant is responsible for ensuring the classes are taught in a professional manner by trained and competent instructors – with health and safety of the students paramount.

8. TERMINATION OF THE LEASE

The landlord or tenant must give 6 month notice to terminate this lease. Termination of this lease must be in writing and delivered to the President of the ARTISANS CRAFT ASSOCIATION OF LONDON TO 116 ROBINSON LANE LONDON, ON N5X 3V4. Notice of termination of this lease shall be given 6 month in advance of the date of termination of the lease.

Notice in writing shall contain the following:

- a. Shall be signed by the PRESIDENT AND 2 EXECUTIVE MEMBERS giving the notice.
- b. Shall identify the premises in respect to the notice is given
- c. Shall state the date on which the tenancy is to terminate.
- d. SHALL RETURN ALL KEYS ON THE LAST DAY OF THE TENNACY.

DATE: _____ 2013

LANDLORD SIGNATURE: _____

Signature of the Tennant: _____

I HAVE READ, UNDERSTAND AND RECEIVED A COPY OF THE TENNANT AGREEMENT

Signature of tenant _____