

**LEASE AGREEMENT – AMENDMENT**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**THIS amendment (the “amendment”) dated this \_\_\_ day of \_\_\_\_, 2018 in addition to the original lease signed on \_\_ day of \_\_\_\_, 2018

BETWEEN:**

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| **Shared Work Space Inc. of 102-115 Matheson Blvd. West Mississauga, Ontario L5R3L1**Telephone: (416) 639-1543(the “Landlord”)  |
| OF THE FIRST PART  |
| **- AND -** |
| **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**Telephone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(the “Tenant”)  |
| OF THE SECOND PART  |

**IN CONSIDERATION OF** the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease. This Lease agreement is an extension to the original Lease agreement that took place on \_\_\_\_\_\_\_\_\_\_, 2018 between Shared work Space Inc. and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. In which all terms and policies of original Lease agreement apply to the new space.

 The receipt and sufficiency of which consideration is hereby acknowledged, the Landlord and the Tenant (the “Parties”) of this Lease agree as follows:

 **Terms of added space:**

The following basic terms are hereby approved by the Parties and each reference in this Lease to any of the basic terms will be construed to include the provisions set forth below as well as all of the additional terms and conditions of the applicable sections of this Lease where such basic terms are more fully set forth:

* 1. Landlord: Shared Work Space Inc.
	2. Address of Shared Work Space Inc.: 102-115 Matheson Blvd. West Mississauga L5R3L1
	3. Tenant: \_\_\_\_\_\_\_\_\_\_
	4. Address of : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	5. Business Name of : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	6. Leasable Area of Premises: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
	7. Commencement Date of Lease: \_\_\_\_\_\_\_\_\_\_\_\_
	8. Base Rent: $\_\_\_\_\_\_\_\_ Payable per month
	9. Additional Rent: HST and all amounts entailed by Section 18, *of the original rental agreement*.
	10. Permitted Use of Premises: \_\_\_\_\_\_\_\_\_
	11. Advance rent: First and last month’s rent
	12. Security/Damage Deposit: \_\_\_\_\_\_\_\_\_\_\_
	13. The Tenant will also pay to the Landlord the following utilities and other charges in relation to the Premises:
		1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The Term of the Lease commences at 12:00 P.M. on \_\_\_\_\_\_\_\_\_\_, 2018 and ends at 12:00 P.M. on \_\_\_\_\_\_\_\_\_, 2018.

Notwithstanding that the Term of the Lease commences on \_\_\_\_\_, 2018, the Tenant is entitled to possession of the Premises at 12:00 noon on \_\_\_\_\_, 2018. However, all obligations of the Tenant under this Lease shall apply as of \_\_\_\_\_\_\_, 2018

****In the event that the Tenant wishes to terminate the Lease at the end of the Term, the Tenant shall provide notice of such intention at least 60 days prior to the end of the Term, failing which another identical Term shall commence on the day after the last day of the current Term.  Termination notices can only be submitted through the [www.swsp.ca](http://www.swsp.ca/) internet portal.  Any other form of notice served on SWS in any other way, including but not limited to email, written notices which are mailed or delivered, and verbal notices, shall not constitute notice of termination for the purposes of this provision.  In the event that SWS does not reply to any such other form of notice or service, such non-response shall not be interpreted as acquiescence or any implied waiver of the Tenant’s obligations contained within this provision.

**IN WITNESS WHEREOF** the Parties to this Lease, being this page and the original Lease Agreement , together with the Schedules attached, have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on \_\_\_\_\_\_\_ 2018.

Shared Work Space Inc. (Landlord)

Per: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (SEAL)

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