



100 – 226 Osborne Street North
Winnipeg, MB.
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Parking Agreement

December 2006

226/236 Osborne St. N. and Colony St.(Good St.)

PARKING RULES and REGULATIONS

EFFECTIVE: December 1, 2006

226/236 Osborne St. N. and the Colony St. (Good St.) parking lots are properties containing building, parking lot, fencing and services (hereinafter known collectively as the "Site") and whereas permitted use on the Site maybe allowed by INLETT MGMT. (hereinafter known as the "Licensor" or "Lessor").

A parking stall (hereinafter known as "Stall") is granted to a person or persons (hereinafter known as the "Licensee" or "Lessee") for parking a passenger vehicle, on a month-to-month basis or otherwise, subject to removal upon termination or otherwise, based on applicable fees and rent paid and rules adhered to. The Licensee is allowed to use the parking facilities of the Site and has no claim to property or chattels thereon.

The Licensee hereby understands and agrees to adhere to the following rules and regulations:

General and Site

1. All monthly parking fee and/or rent payments, including, if applicable, other fees and assessments and applicable taxes, shall be made in advance of the time period at or before the designated payment due date. Non-payment or late payment will void the Licensee's use of the Site and Stall and cause demanded removal of the vehicle.
2. Any violation of the rules contained herein or misuse of the Site will void the Licensee's use of the Site and cause demanded removal of the vehicle. The Licensee will be deemed to have read and understood all terms and conditions contained herein.
3. The Licensee is responsible for and must ensure all rules are adhered to.
4. Licensee is required to register vehicle information such as license number, make, model and year with the Licensor.
5. One vehicle is allowed per Stall issued.
6. **Licensee must display the "INLETT" parking pass at all times while on Site.**
7. Parking pass must be returned to Licensor upon discontinuation of parking rights for any reason.
8. Licensee is required to inform the Licensor of changes to address and phone numbers for contact and other information such as email address if applicable.
9. Fee and/or rent payments are to be made by cheque payable to Inlett Properties on terms specified on invoice and mailed to the office address noted herein and other fees due from time to time are payable in cash or cheque as notified. Post-dated cheques accepted. Payment by Visa or Master Card accepted after submission and approval of credit card authorization form.
10. Rules herein are subject to change at anytime providing reasonable notice. The rules are effective on-going.
11. Licensee will not sub-lease or rent Stall and will not display on the Site signage advertising such.
12. Any vehicle demanded for removal and not removed by the Licensee within the time period required maybe removed by the Licensor with all applicable costs to be paid by or recovered from the Licensee.
13. All vehicles must be parked in the assigned or designated parking Stall. No vehicles are allowed at the entrance and exit areas, roadways, alleys in front of areas marked as "No Parking" or with similar signage.
14. It is the responsibility of licensees to dispose of their own waste and refuse material off site.
15. Licensee shall not bring environmentally hazardous material or product onto the Site and shall be fully responsible for all costs associated with clean up of such material.
16. Licensee will be fully responsible for any and all damage to the Site and/or other Licensees vehicles while on the Site where damage is caused by the Licensee.

Insurance

1. The Licensee shall insure and keep insured, at it's sole cost and expense, throughout the term of this agreement, and in the name of the Licensor as required and as their respective interests may appear, a sufficient amount of insurance, which policy must include coverage for comprehensive general liability including, but not limited to, personal injury liability, fire, standard extended coverage and other coverage for other possible damage or loss on it's vehicle and it's own contents. The Licensee, upon request from Licensor or the Licensor's representative, shall provide evidence of its insurance coverage to the Licensor. There shall be no recourse against the Licensor for any reason whatsoever and the Licensee will indemnify and save the Licensor harmless from and against any and all loss, claims, actions, damages, liability and expenses in connection with loss of life, personal injury, damage to vehicle, property, chattels or any other loss or injury whatsoever arising from or out of this agreement, or any occurrence in, upon or at the Site. It is agreed that the Licensor is not responsible in anyway for any damage or loss to the Licensees vehicle or contents.

Services

1. Interruption of hydro services may occur at anytime and the Licensor shall not be held responsible. Services shall be restored in a reasonable manner once notification received.
2. Other services, including snow clearing and general maintenance, shall be performed in a reasonable manner at the sole discretion of the Licensor.

Contacts

Visit our Web Site at www.inlett.com
Office Address: 100-226 Osborne Street North, Winnipeg, MB, R3C 1V4

Web Page for Information	www.inlett.com/properties/location/parking.html
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