

**ONE-TIME LEASE**

**CONTRACTED BETWEEN:**

(Hereinafter "THE LESSOR")

**AND**

(Hereinafter "THE LESSEE")

**WHO AGREE AS FOLLOWS:**

**1. LEASED PREMISES**

The Lessor rents to the Lessee, the premises located at \_\_\_\_\_  
recognized as follows: \_\_\_\_\_

This lease is granted in consideration of the following activity: \_\_\_\_\_

\_\_\_\_\_ for the number of \_\_\_\_\_ people.

**2. TERM**

Date: \_\_\_\_\_ Start Time: \_\_\_\_\_ End Time: \_\_\_\_\_

### 3. RENT

The premises are leased for a rent of \$ \_\_\_\_\_, payable in one instalment upon signing this agreement in cash or by cheque made payable to the order of \_\_\_\_\_

### 4. KNOWLEDGE OF THE LESSEE

The Lessee agrees to take the leased premises in their present condition, declaring that he/she is familiar with them. He acknowledges that the premises are adequate for the use he intends to make of them and that they present no risk or danger in this respect..

### 5. OBLIGATIONS OF THE LESSEE

5.1 To pay a security deposit of \_\_\_\_\_ which will be returned seven (7) days after the activity following verification by the lessor of the rented premises. In the event of damage caused by the tenant, the refundable deposit will be reduced by the damage incurred: the lessor reserves, if necessary, all its recourse in damages against the lessee for the excess amount of the deposit;;

Payments shall be made in cash or by cheque made payable to the order of

\_\_\_\_\_

5.2 To accept the premises in their present condition and return them at the end of the lease in such good condition;

5.3 To dispose of waste as agreed with the lessor : \_\_\_\_\_

\_\_\_\_\_

5.4 An amount of \$ \_\_\_\_\_ will be withheld from the security deposit if the waste is not disposed of as agreed;

5.5 To use the premises as a reasonable person;

5.6 To take any necessary action in the event of abusive, excessive, unreasonable or unlawful behaviour by persons having access to the Leased Premises;

5.7 To allow the Lessor, their officers, servants or employees to have access to the Leased Premises for the purpose of examining, making alterations to the Leased Premises or for such other purposes as they may deem appropriate, all without compensation;

5.8 Not to assign its rights under this Lease or sublet the Leased Premises in whole or in part to any person without the prior written consent of the Lessor which consent shall not be unreasonably withheld. In the event of an assignment, Lessee shall be jointly and severally liable with any assignee for compliance with the Lease;

5.9 To vacate the Premises at the predetermined time otherwise the Lessor reserves the right to retain the security deposit in whole or in part;

5.10 To obtain a certified liquor license from the Régie des Alcools des courses et des jeux du Québec if required;

5.11 to comply in addition with the following rules:

---



---

## 6. OBLIGATIONS OF THE LESSOR

6.1 To allow the Lessee free access to the Leased Premises and to provide the Lessee with peaceful use of these premises in accordance with the terms of this Lease

6.2 To set up tables and chairs in accordance with a plan established between the Lessor and the Lessee :

Number of tables \_\_\_\_\_ Number of chairs \_\_\_\_\_

## 7. POSTING AND ADVERTISING

The Lessee shall not carry out any advertisement related to the event in any form, including, but not limited to, billboards, social networks and electronic media, without the prior consent of the Lessor. The Lessor shall not refuse such permission unless the advertisement promotes the event in a manner that is contrary to the Lessor's values or that could damage the Lessor's reputation.

## 8. COMPLIANCE WITH THE LAW

8.1 The Lessee shall, at their expense, comply with the provisions of any law and all requirements of governmental or other authorities having jurisdiction, now or hereafter in effect, regarding the Leased Premises;

8.2 The Lessee shall, at their expense, comply with all police, fire and sanitation requirements imposed by any governmental or other authority, or by the Lessor's insurers;

## 9. RESPONSIBILITY

9.1 The parties agree that the risk of damage to the Lessee's property on the Leased Premises, and the risk of loss of any kind resulting from such damage, including but not limited to, total or partial interruption of the Lessee's business and any loss of income resulting therefrom, shall be the responsibility of the Lessee;

9.2 The Lessee shall indemnify and save harmless the Lessor from and against all claims, actions, suits, liabilities and expenses whatsoever, and shall take up the Lessor's defence in all such claims, actions and suits.

**IN CONSIDERATION OF THE FOREGOING, the parties hereby sign this Agreement on\_\_\_\_\_**

LESSOR : \_\_\_\_\_

LESSEE : \_\_\_\_\_