



Dakralda Properties Limited

Handwritten signature

April 30, 1990

Mr. Paul Tetrault
CUPE
2170 Western Parkway
Vancouver, B.C.
V6T 1V6

Dear Paul:

This Offer to Lease made between:

CUPE
2170 WESTERN PARKWAY
VANCOUVER, B.C., V6T 1V6

- and -

DAKRALDA PROPERTIES LTD.
1500 - 701 WEST GEORGIA STREET
VANCOUVER, B.C., V7Y 1A1

shall upon acceptance of this Offer to Lease by DAKRALDA PROPERTIES LTD. constitute a valid and binding agreement to lease between the LANDLORD and the TENANT.

Rent, Terms and Conditions are as follows:

1. BASIC TERMS:

- | | | |
|-----|--|--|
| (a) | AREA OF PREMISES - | 807 SQUARE FEET, 7.23% OF BUILDING |
| (b) | USE - | OFFICE |
| (c) | TERM - | MAY 1, 1990 - JULY 13, 1997 |
| (d) | MINIMUM RENT (MONTHLY) - | JUNE 1, 1990 - MAY 1, 1991 AT \$10.00 PER SQ. FT. = \$672.50 |
| (E) | ADDITIONAL RENT (MONTHLY BASED ON 7.23% OF BUILDING) - | JUNE 1, 1990 - MAY 31, 1991 = 365.00 |

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ADDITIONAL RENT TO INCLUDE:	GROSS PROPERTY TAXES	(AS STATED
	GROSS LAND LEASE	
	INSURANCE	(IN THE
	MAINTENANCE	
	LEGAL & ACCOUNTING	(LEASE FORM
	PROPERTY MANAGEMENT	

MONTHLY CHEQUE PAYABLE THE FIRST OF EACH MONTH BY POST DATED CHEQUES FOR 1 YEAR WOULD INCLUDE:

<u>NET RENT</u>	672.50
<u>ADDITIONAL RENT</u>	365.00
<u>TOTAL (PER MONTH)</u>	<u>1,037.50</u>

*The balance of the term would be calculated with a cumulative 5% cost of living increase in the minimum (NET) rent. Occupancy costs (ADDITIONAL RENT) would be adjusted yearly and the difference reconciled at the end of each year.

2. SPECIAL CLAUSES AND CONDITIONS:

A. LANDLORD'S WORK. The Landlord at its cost and expense shall provide the Tenant with the following:

- (i) An amount up to \$3,100.00 for painting and carpeting of new office space upon receipt of invoices for same.
- BASED ON) (ii) Repair of damaged draft diverter and corroded elbow in heating system.
- REASONABLE) (iii) Addition of proper switch for left bank of office lights.
- ESTIMATES) (iv) New lock for front door to replace rusted one.
- FOR WORK)

B. The word REASONABLE to be added to the Lease form when pertaining to increases in administrative, management, and maintenance costs.

C. Any additions to the Lease explaining the Tenant's obligation to the Landlord regarding the land lease held by University Endowment Lands.

D. Any additions or deletions to the Lease as discussed with Paul Tetrault.

This Offer to Lease is open for acceptance until Tuesday, May 1, 1990. If accepted please sign and return to:

DAKRALDA PROPERTIES LTD.
#1500 - 701 West Georgia Street
Vancouver, B.C.
V7Y 1A1
FAX: 688-0099

Yours truly,

Darrell Mindell

Darrell Mindell
DAKRALDA PROPERTIES LTD.

DATED BY THE TENANT this 1st day of May, 1990.

WITNESS *[Signature]*

TENANT Canadian Union of Public Employees Local 2950

PER *[Signature]*

Accepted by the LANDLORD this _____ day of _____, 1990.