



FACILITY RENTAL AGREEMENT

The following terms constitute a rental agreement between:

_____ (Tenant)

and

TAYLOR COLLEGE AND SEMINARY (Taylor)

General:

- 1) The agreement is for Benke second floor office # _____ (premises).
- 2) The rental period is _____, 20____ through June 30, 20 _____ (the term). At the end of the term the agreement is renewable for one-year periods.
- 3) The annual rent is \$6,534.00 plus GST, payable in monthly installments of \$544.50 + GST on the first day of each month. The rent includes city utilities, heat and general parking in Taylor parking lot.
- 4) Either party has the right to terminate this agreement at any time during the term upon 90 days written notice to the other party.
- 5) Interior signage consistent with Taylor signage policy is permitted, cost of which is to be borne by the Tenant.
- 6) Taylor facilities and equipment is available for rent to the Tenant at 15% discount of the regular fee schedule. Bookings are on a first-come first-serve basis.

Obligations of Tenant:

- 7) Tenant will carry its own content and liability insurance against damage from fire, flood, theft, or other insurable damages, and provide proof of same to Taylor. **The Certificate must state Taylor College & Seminary as an added insured.**
- 8) Tenant may undertake leasehold improvements to the interior of the premises at its own cost, subject to compliance with building and fire codes and regulations, and subject to restoring premises to original condition upon termination of lease.
- 9) Tenant and its clients will abide by Taylor lifestyle standards while on the Taylor campus.
- 10) Tenant is responsible for cleanliness of premises.
- 11) Tenant is responsible for any damage to the premises.

Obligations of Taylor:

- 12) Taylor will provide exclusive use and quiet round-the-clock enjoyment of the premises.
- 13) Taylor will provide maintenance and repairs usual to a landlord.
- 14) Taylor will keep building and fire safety codes current.

AGREED to this _____ day of _____, 20 _____.

Tenant

Taylor College & Seminary

Per: _____
(Print Name)

Per: _____
Ai Hayashizaki

(Signature)