

JUL 23 2021

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Toronto, Ontario M1S 3S7  
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Email: wgauv@rogers.com

# Midland Industrial Mall Ltd

July 21, 2021

ASC 365 International Ltd.  
2220 Midland Avenue  
Unit 60AP  
Toronto, ONT M1P 3E6

Dear Tenant:

**RE: Lease Renewal Offer: 2220 Midland Avenue, Unit 60AP Mississauga**

According to our records, the current Lease Term for the above noted leased unit(s) shall be expiring on **September 30, 2021** at the current Base Rent of **\$5.00** per square foot. We, as the Landlord, would like to take this opportunity to offer you the option to renew the Lease Agreement for a further term of **3 years** commencing **October 01, 2021** at the following net rental rates:

**19,814 Square Feet**

Year 1:	<b>\$8.00</b> p.s.f.
Year 2:	<b>\$8.50</b> p.s.f.
Year 3:	<b>\$9.00</b> p.s.f.
Year 4:	p.s.f.
Year 5:	p.s.f.

If you are in agreement with the above offer, kindly complete and sign the bottom portion of this letter and return it to the Management Office by no later than **August 6, 2021**, otherwise this offer shall become null and void. Once we receive a signed copy of this Offer, we shall then prepare the appropriate Lease Extension Agreement for signature by both parties. \*\* It is understood that Landlord will not be called upon to pay commission on this renewal. Any realty commissions are payable directly by Tenant to their realtor. \*\*

Please be advised that the renewal of your Lease only takes effect once the Lease Extension Agreement has been executed by **BOTH** Tenant and Landlord, this offer does not constitute a renewal. In order to process your renewal, we require a copy of your current and valid **insurance certificate**. Please make sure the Landlord is named as the additional insured on the policy. Any required updates to Last Month's Rent and/or Security Deposit will be further detailed in the forthcoming Agreement.

**The Landlord must be in receipt of (1) the fully Executed Renewal Agreement, (2) your Security Deposit and/or Last Month's Rent update payment (if requested) and (3) your valid insurance certificate (if requested) no later than 15 days prior to your lease expiry date.** If any of the above not provided as requested, the tenancy shall then be on a Month-to-Month basis and to be charged accordingly with the option to terminate with a thirty (30) day written termination notice by either party. Should you have any questions in regards to the above, please email [wgauv@rogers.com](mailto:wgauv@rogers.com) only to allow the Landlord time to review your request.

Thank you,

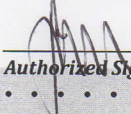
Wendy Gauvreau  
Property Management Coordinator

- I accept the proposed rates as described above
- I do not accept the proposed rates as described above
- I wish to terminate the Lease at the end of the Lease Term

Authorized Signature

Print Name

Date

 Justin July 26, 2021