

3. Tenant's Work: The Landlord permits the Tenant to complete, at the Tenant's expense, the "Tenant's Work" as described in Schedule B, attached hereto.
4. Failure to Give Possession: If the Landlord fails to deliver vacant possession of the Expansion Premises on or before May 1, 2021, the Tenant shall have the right to terminate the lease for the Expansion Premises. The Tenant shall not be responsible for any costs incurred by the Landlord up to the point of termination by the Tenant. Should the Tenant exercise the right to terminate, the Premises shall be reduced by 494.76 square feet.

AND OTHERWISE the Lease shall include the same covenants, provisos and conditions, so far as they are applicable or not inconsistent.

IN WITNESS WHEREOF

The Landlord has executed this Amendment of Lease on the ____ day of _____, 2021.

- and -

The Tenant has executed this Amendment of Lease on the ____ day of _____, 2021.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

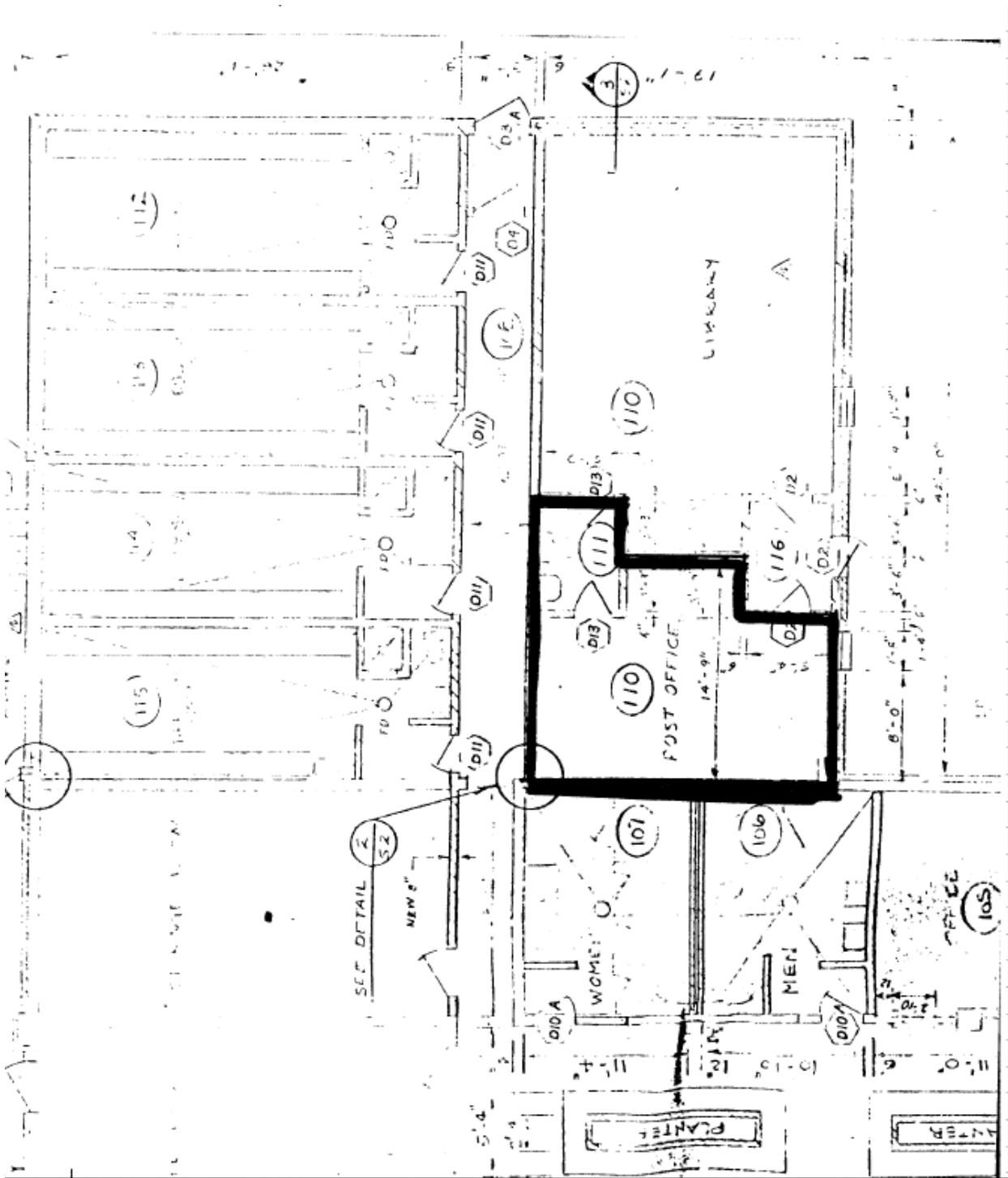
CANADA POST CORPORATION

Per: _____
Name: Cheryl Barry
Title: Officer, Real Estate Transactions

MUNICIPALITY OF EAST FERRIS

Per: _____
Name:
Title:

SCHEDULE A Existing Floor Plan

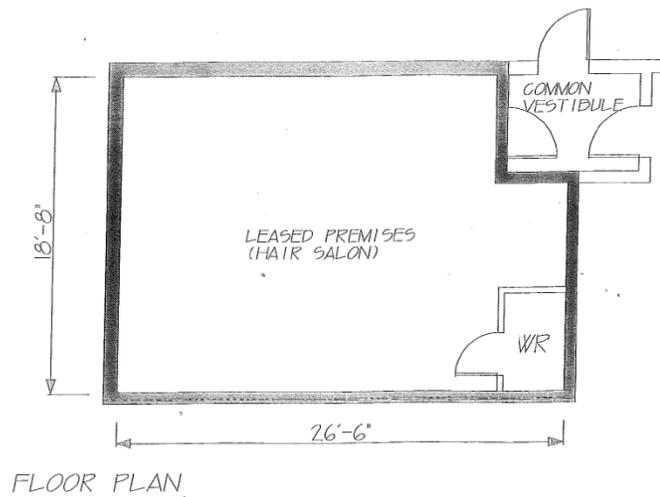
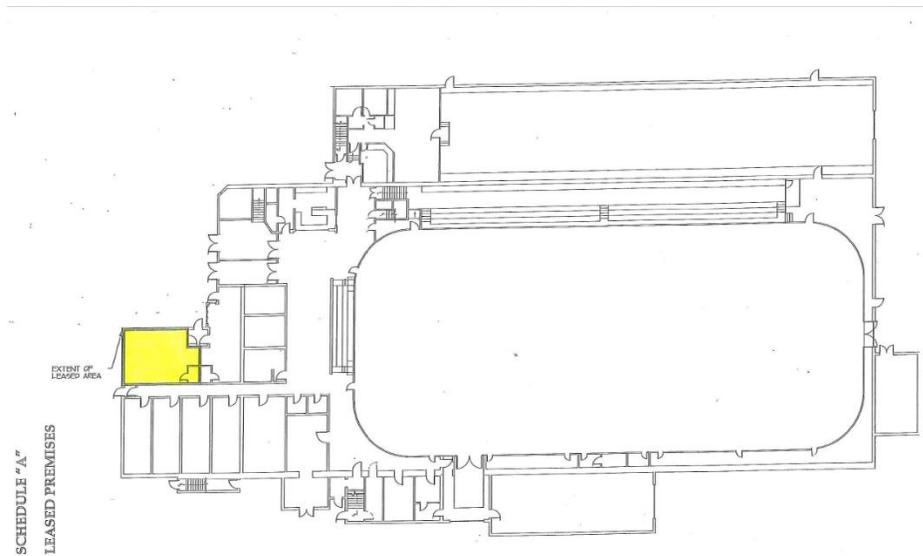


SCHEDULE B Tenant's Work

The Tenant shall reconfigure the space, expanding the post office at 1267 Village Road, East Ferris, ON from 419.79 sq. ft. to 914.50 sq. ft.

The Tenant shall undertake the scope of work as set out below:

- Demolish demising wall
- Paint & repair area as required



SCHEDULE B
Tenant's Work Continued

The Tenant's Work will be completed in a workmanlike fashion to applicable building codes with minimal damage to the existing demising and partition walls, except for those which will be removed. The Landlord warrants that all structural elements, including but not limited to the floor above and below the Premises, all plumbing piping and wiring above the ceiling or other windows, and all demising walls/partitions are in good repair and are in accordance with current municipal, provincial and national building codes and by-laws. Should this not be the case, the Landlord shall be responsible to repair any deficiencies at its cost.