



ArMer Warehousing & Logistics Inc.

Standard Service Agreement

This Service Agreement made as of _____ 200____, between **ArMer Warehousing and Logistics Inc.** having an address at **3234 - 9th Street S.E. Calgary, AB T2G 3C3** (Landlord) and Acceptable Tenant _____ having an address at _____ (Tenant).

Commencement Date: The Commencement Date shall be _____ 200_____.

Term: A term commencing on the Commencement Date and terminating _____ year(s) from the commencement date unless earlier terminated in accordance with the terms of this lease.

The term of this agreement shall be deemed to be the period beginning on the Commencement Date and every anniversary thereof. If the Commencement date does not occur on the first (1st) day of a calendar month, then beginning with the first (1st) day of the calendar month next following the commencement date and every anniversary thereof will apply.

Base Rent: Base rent shall commence on the above noted date in the amount of \$_____. Payment of base rent shall be paid to the Landlord in monthly installments, on or before the first day of each and every calendar month during the lease term, in advance, without notice or demand and without abatement, deduction or set-off (except as may be specifically provided herein). Basic rent for the first full calendar month in which basic rent is payable shall be paid upon tenant's execution to this Agreement and basic rent for any partial month at the beginning of the Agreement Term shall be paid on the commencement date.

Tenants failure to make timely payments of rent as provided above shall constitute an event of default under this agreement. If the base rent or any portion thereof that is not paid within ten (10) days of the due date will have a automatic assessment of 5%. A notice of non-payment and the late charge will be provided by the Landlord to the Tenant.

Termination of Agreement: Should the tenant default on this agreement, **ArMer** may: (1) declare the entire rent for the term due and payable; (2) seek other remedies available to recover defaulted amounts. Termination (by either party) must be in writing 30 days prior to actual termination date.

The persons signing this agreement on behalf of the Landlord and Tenant, respectively warrant that they are authorized to make this agreement on behalf of the Landlord and Tenant, respectively, and have the authority to bind the Landlord and Tenant to this agreement.

Tenant
by: (Print) _____
Title: _____
Signature: _____
Date: _____

ArMer Warehousing and Logistics Inc.
By: _____
Title: **Warehouse Manager**
Signature _____
Date _____