

APPENDIX "LA"

Lounge Agreement
5775 Hampton Place

Date: _____ Hours: _____

Name: _____

Suite: _____ Telephone Number: _____

Between: Owner [] Tenant [] (Hereinafter called "Applicant")

I, _____, of Suite _____, 5775 Hampton Place,

Vancouver, BC, apply to reserve from The Owners, Strata Plan LMS 1791, the

Lounge on the following terms and conditions:

- 1) The Lounge will be used for personal use only. Commerce of any sort is not permitted. (e.g. Company paid party, Tupperware party, seminars or presentations, etc.)
- 2) Bookings are limited to one (1) per calendar year per strata unit. Bookings are restricted to ninety (90) days in advance and end fourteen (14) days before the event.
- 3) Funding for the damage and cleaning deposit must be attached to one completed and signed copy of this agreement. Cheques or money orders are made payable to Strata Plan LMS 1791. All reservation requests must be received and approved fourteen (14) days prior to the event.
- 4) A refundable damage and cleaning deposit of \$200.00 shall be payable on booking of the Lounge. If the Lounge is not left in a clean condition after use, this \$200.00 deposit shall be applied as set out in Appendix "A", (4).
- 5) There is no refund of the damage and cleaning deposit if the room is not used. A full refund of the deposit will be forwarded if cancellation is received fourteen (14) days prior to the event. A user fee of \$50.00 will be charged for cancellation thereafter. There is an additional charge of \$25.00 to reprocess NSF cheques.
- 6) The applicant is responsible for procuring all applicable insurances. The Strata Corporation insurances cannot be used to cover any liability and/or damage directly or indirectly resulting from lounge use.

By signature you acknowledge having read and agree to all terms and conditions, inclusive with Appendix "A" therein.

Resident Applicant – Signature: _____

Approved: _____ Per: Agent, The Owners, Strata Plan LMS 1791

Room Inspection: _____

Refund: _____

LOUNGE RENTAL AGREEMENT

APPENDIX "A"

Note: Any contravention of these regulations may result in the fines, and/or denial of future bookings.

1. The Lounge is available to Resident Owners or Tenants of Strata Plan LMS 1791 who are current in payment of Strata Fees, Special Levy payments and charge-backs of any nature only as confirmed by Managing Agents. Maximum number of guests is fifty (50). Maximum number of minors is twenty (20). There must be one (1) parent or guardian per five (5) minors.
2. Prior to a private function, the Lounge may be closed for a maximum of two (2) hours to allow for preparations.
3. The Lounge is to be vacated and closed by 11:00 p.m.
4. The Lounge must be cleaned and restored to the condition in which it was provided. Additional cleanup must not be completed later than 10:00 a.m. the following day. If further cleanup is required, a detailed statement will be provided and the Applicant will be charged for extra cleaning at the minimum cost of \$200.00
5. Noise must be kept at a reasonable level. Fines, in accordance with Strata Corporation Bylaws, will be applied upon receipt of written complaints. The applicant is responsible for the enforcement of regulations and Strata Corporation Bylaws.
6. Coasters or pads are to be used to protect wood surfaces.
7. All doors and windows to be locked upon leaving the Lounge.
8. Private use of the Lounge does not include use of the main lobby, exercise room, spa area or The Chatham grounds. Smoking is not permitted in any common area including outside the Lounge patio and front entrance.
9. The entry to the Lounge must be through the doors off of the entry lobby. The door to the patio must remain closed at all times.
10. The main entrance door must not be propped open. Please post someone at the door to admit guests.
11. Music shall not be played at such levels to cause a disturbance or inconvenience to residents.
12. Alcohol drinking by minors and the use of illegal drugs by anyone is not permitted. Liquor licenses, if required, are the sole responsibility of the room Applicant.
13. Parking is limited for guests. Parking in loading zones and other "no parking" areas will result in immediate towing of vehicles.
14. Guests to The Chatham are not permitted use of other common areas during the period of the rental agreement. Any contravention of this regulation will result in the fines, and possible future booking being denied.
15. The Applicant is responsible for the behavior of their guests until they leave Strata Corporation property. Guest activities, when coming and going are not to disturb other residents. Guests should go directly off-site after leaving The Chatham, keeping noise to an absolute minimum.
16. A notice, provided by the building manager, will be placed on the Lounge door to indicate the hours reserved for private use. A ninety-day calendar will be posted by the mailboxes.
17. Blackout Dates:
 - 17.1 New Years Eve, New Years Day
 - 17.2 Chinese New Years Eve, Chinese New Years
 - 17.3 VSB Sprint Break (10 days, Friday to Sunday inclusive)
 - 17.4 Easter Weekend
 - 17.5 Mother's Day
 - 17.6 May Long Weekend
 - 17.7 Father's Day
 - 17.8 July 1 and attached weekend
 - 17.9 BC Day weekend
 - 17.10 Labour Day Weekend
 - 17.11 Thanksgiving Weekend
 - 17.12 December 14 – 31