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LANDLORD: STATIONNEMENT SUPERIEUR LTEE / SUPERIOR PARKING LTD.
Bureau 1255 University Street Suite 618 Montreal, Quebec H3B 3V9
Tel.: 514-861-9772 Fax: 514-861-9773

@ Nov 1, 2013
Number

MONTHLY PARKING LEASE
PARKING GARAGE AT 1000-1002 SHERBROOKE WEST Street, Montreal
ONLY ON LEVEL P3 OR P4

TENANT: (please print)

Last Name: Enriquez Perez First name(s) Joel Abraham
Address: 1000 Sherbrooke W. apt# 2010 City: Montreal Prov: Quebec
Postal Code H3A 0A6 Home tel. [REDACTED] Office (514) 287-1669 Local _____
AUTOMOBILE: Make DODGE Model GRAND CARAVAN Colour WHITE Year 2013
Licence no.: FJM 6811 Province: QUEBEC Driver Permit no.: _____
INVOICE TO: Tenant: Employer: Name of employer: Mexican Trade Commission- ProMexico
Address of invoicing: 1000 Sherbrooke W Local: _____ Suite 2110
City: Montreal Postal Code: Quebec
If monthly rent is paid by employer name of person responsible:
Rosanna tel. no. (514) 287-1669 Local: 25

FOR OFFICE USE ONLY (do not write in this space)

Lease no.: _____ Stall no.: _____ Access card no. 27625 00 31
Sticker no.: _____ Commencement date: _____ Parking space regular bas reserved bas
Monthly parking rent (G.S.T. and Q.S.T. included) \$ _____ Deposit for access card \$ _____

WITNESSETH THAT THE PARTIES AGREE AS FOLLOWS:

- The Landlord hereby leases to the Tenant and Tenant hereby accepts, from Landlord one (1) Parking Space in the Parking Garage identified above. The Parking Space is leased by Tenant on a regular basis on a "first come, first served" basis anywhere in the Parking Garage except in the areas of the Parking Garage identified as "reserved", or on a reserved basis on a "first come, first served" basis exclusively in the areas of the Parking Garage designated as "reserved" but excluding the spaces reserved exclusively to one tenant, as identified above.
- The Parking Space is leased on a month-to-month basis, commencing on the date mentioned above. This Lease shall continue in effect until terminated by either party hereto by a written notice to that effect to the other at least one (1) calendar month in advance.
- In consideration of Tenant's right to use a Parking Space in accordance with this Lease, Tenant, either directly or if applicable through its employer identified above, shall pay to the Landlord, in advance on the first day of each month, at Landlord's offices identified above or to the garage attendant, the monthly parking rent (which includes the federal goods and services tax and the Quebec sales tax) identified above. If in any month Tenant is in default to pay the rent, Tenant will be charged the maximum hourly rate for each day of non-payment, and such charge shall not be refundable.
 - The Landlord may at any time adjust the amount of the parking rent payable under this Lease for any subsequent month at any time by a written notice to that effect to the Tenant.
- Tenant, either directly or if applicable through its employer identified above, shall pay the amount identified above as deposit for the Access Card issued to Tenant identified above. Following return to Landlord of this Access Card in good condition at the expiry date of this Lease, the amount of the deposit paid for same shall be refunded to Tenant. An additional amount shall be paid by Tenant as deposit for an access card issued in replacement due to loss or damage.
 - The Access Card identified above must be used exclusively by the Tenant and is not transferable. It must be used each time Tenant enters and exits the Parking Garage. If on any day Tenant fails to use the Access Card on entry or exit, Tenant will be charged the maximum hourly rate on that day, and such charge shall not be refundable.
- If applicable, the validation sticker identified above shall be issued to Tenant and must be clearly visible at all times on the front windshield of the automobile.
- This Lease is subject to all the OTHER TERMS AND CONDITIONS appearing on the reserve side, which form an integral part of this Lease.

I HAVE READ AND UNCONDITIONALLY ACCEPT
ALL TERMS AND CONDITIONS OF THIS LEASE

ACCEPTED AND AGREED TO:
SUPERIOR PARKING LTD.

OTHER TERMS AND CONDITIONS:

7. The Tenant shall have the right to use its Parking Space leased under the terms of this Lease solely during the Regular Parking Hours. Until otherwise notified, the Regular Parking Hours will be from 6:00 a.m. to 23:00 p.m. every business day, Monday to Friday inclusively, and on Saturdays from 6:00 a.m. to 6:00 p.m., but excluding legal or other statutory holidays. Unless otherwise agreed to by Landlord, under no circumstances will the Tenant use its Parking Space outside the Regular Parking Hours mentioned in this clause 7.

8. The Tenant shall under no circumstances wash, clean or effect any repairs to its automobile in the Parking Garage.

9. (a) The Tenant specifically agrees that the Landlord shall not be responsible for any damages whatsoever which may be caused to the Tenant's automobile described above or its contents while the said automobile is in the Parking Garage, including any damages whatsoever caused to the automobile in entering or leaving the Parking Garage.

(b) It is expressly agreed that no reduction in rent or refund is to be given to the Tenant for non-use of its Parking Space for any reason whatsoever. ALSO NOTE THAT SUBSTITUTION OF USERS IS NOT PERMITTED.

(c) Without limiting the generality of paragraph 9(a) immediately preceding, the Tenant agrees that its automobile described above, the accessories, equipment or contents thereof are in the Parking Garage at Tenant's own and sole risk and that the Landlord shall not be responsible for any theft, loss or damage, however caused, to the Tenant's automobile, its accessories, equipment or contents, or to any goods, merchandise, effects, or contents contained therein, nor for damage or destruction by fire in whole or in part.

10. The Tenant agrees to abide by all reasonable rules and regulations in regard to the parking of its automobile which the Landlord may from time to time deem necessary for the care, safety, and cleanliness of the Parking Garage, and if applicable, to comply with all requirements of the police and fire departments, and any other governmental authority.

11. In the event that Tenant does not observe or perform any term, obligation, or condition of this Lease in the manner herein provided to be observed or performed by Tenant and the default is not rectified within one day after written notice thereof given by Landlord to Tenant, then upon the occurrence of any such event, the present Lease shall, at Landlord's option, be exercisable by written notice to Tenant, ipso facto terminate, without prejudice to all other rights and recourses of Landlord against the Tenant.

12. This Parking Lease constitutes the entire agreement between the parties. Tenant hereby acknowledges that there are no promises, representations, agreements, conditions or understandings (whether oral or written, implied or expressed) between the parties other than as are expressly herein set forth.

13. The parties have requested that this Parking Lease be drawn up in English only. Les parties reconnaissent avoir exigé que ce Bail de stationnement soit rédigé en anglais seulement.

14. SPECIAL CONDITIONS:

Only on level P3 or P4

