EIGHTH AVENUE PLACE

Bicyle Storage and Locker Rooms
Rules and Regulations

Hines

Eighth Avenue Place ("EAP") contains an enclosed Bicycle Storage and Locker Room ("BL Room") available for use by Tenants of EAP and its employees ("Users"). The BL Room is located on the P2 Level of the parkade of EAP (the "Parkade").

1. Payment in the amount of $105.00 ($100.00 + $5.00 GST) is due upon signing this form. The term of this agreement is from _____ **to December 31st 2017**. The $105.00 fee shall cover the unlimited use of the BL Room, subject to conditions set forth in this agreement. Once payment is made, no refunds are permitted. Please make your cheque or money order payable to HINES CANADA MANAGEMENT COMPANY II ULC (the "Landlord") at the following address (as exactly listed):

Hines Canada Management Company II ULC
c/o CH3053
P.O. Box 2509, Station M
Calgary, AB T2P 0E2

2. Subject to closure from time to time by the Landlord or property manager for the purposes of maintenance, repair, renovation or construction of the EAP project including but not limited to the BL Room or Parkade, the BL Room will be accessible by Users during both business hours and non-business hours of EAP.

3. The BL Room is for the use by the Users only. Friends, relatives and visitors of the Users are not permitted to use the BL Room.

4. Each Tenant of EAP is responsible for controlling and monitoring access to the BL Room, ensuring access cards are issued only to an employee of the Tenant and prohibiting its employees from lending their access cards to non-employees.

5. All Users using the BL Room agree to do so at their own risk. Bicycle locks should be used to secure bikes stored in the BL Room at all times. Locks should be used on lockers to secure personal belongings at all times. Locks will not be provided. Personal items may not be stored in lockers overnight. The BL Room will be checked nightly and any locks remaining on lockers will be cut and contents confiscated for pick up by locker user at a later date.

6. Users shall store bicycles on the provided bicycle racks. If the rack is full, the User shall inquire with the Property Manager for the location of alternative bike storing areas. Users shall not block the entrance to the BL Room or position bicycles in a manner that will impede others from entering or exiting the BL Room or Parkade.

7. Smoking in not permitted in the BL Room.

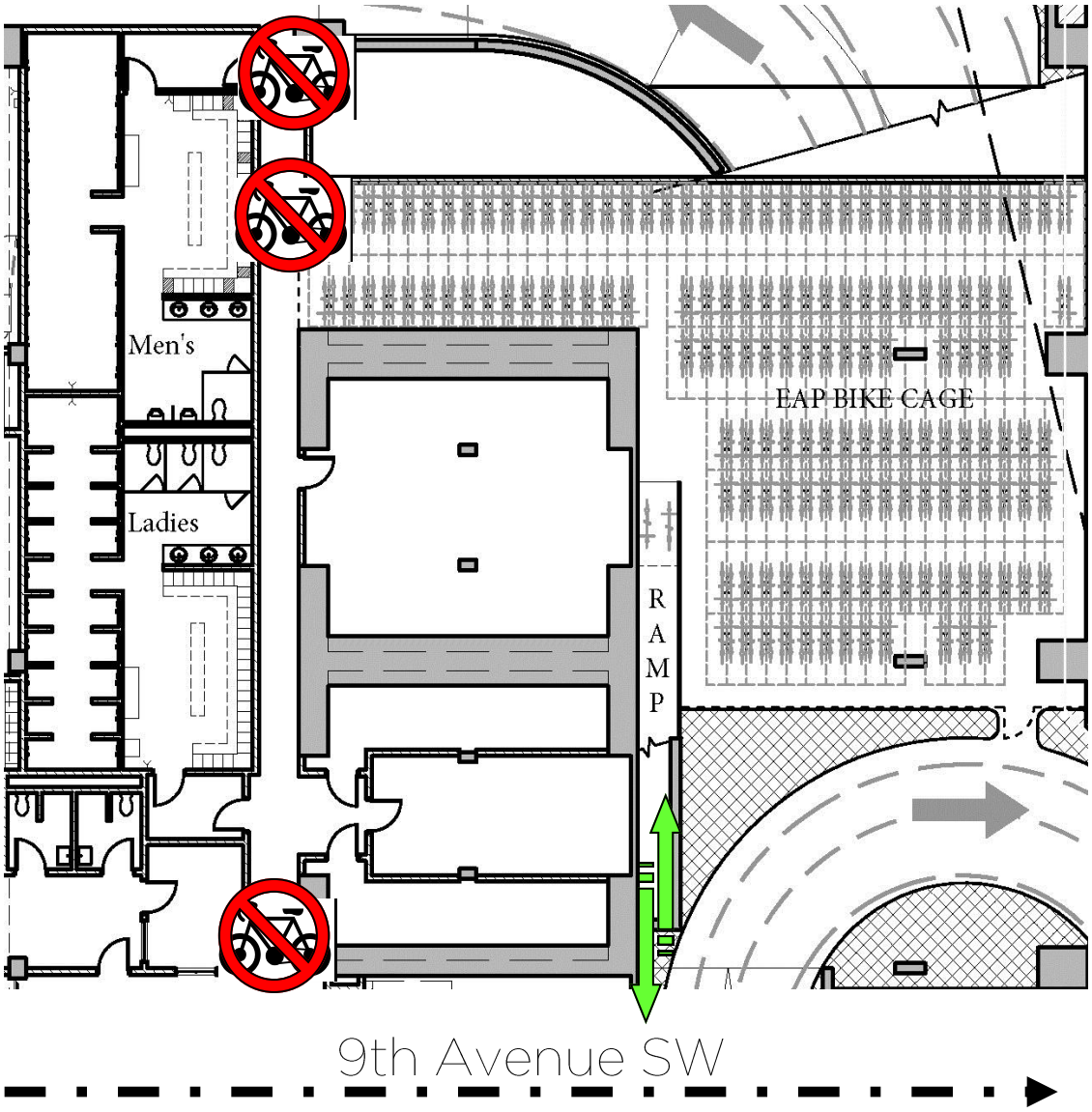
8. The BL Room is intended to be used by Users while they are present at EAP. Security is instructed to take inventory of all bicycles left in the BL Room overnight. Bicycles left in the BL Room for more than three consecutive nights without prior permission from the Property Manager will be removed by EAP Security.

9. Users shall report any suspicious activity, vandalism or damage to Building Security immediately.

10. The Landlord reserves the right to add, change or delete any Rule or Regulation herein contained and to change the method of operation to ensure maximum enjoyment of the BL Room.

11. The only access permitted to and from the bike cage is via the 9th Avenue Bike Ramp. Bicycles are not permitted on vehicle entrance and exit lanes, or in the remainder of the parkade. This is for the safety of all tenants and personnel of Eighth Avenue Place.

12. Bicycles should be walked down the bike ramp for the safety of all cyclists.
13. There is not a 4th Street exit for bicycles, you must exist via the bike ramp to 9th Avenue SW.
14. Any violations of the Rules and Regulations will result in cancellation of bike cage privileges.



(PLEASE REFER TO FOLLOWING PAGE FOR SIGNATURE AND ACKNOWLEDGEMENT OF RULES AND REGULATIONS)

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BY SIGNING BELOW, I HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTOOD THE RULES AND REGULATIONS ON THE PREVIOUS PAGE AND AGREE TO ABIDE BY THE SAME RULES AND REGULATIONS:

Agreed:_____

Print Name:_____

Date: _____

Company: _____

Phone #: _____

Email: _____ _Bicycle Make/Model: _____

EIGHTH AVENUE PLACE

Bicyle Storage and Locker Rooms
Waiver and Release of Claims

Hines

I, _____ hereby request permission to use the Bicycle Storage and Locker Room located on the P2 Level of the Parkade of Eighth Avenue Place, together with any and all equipment and other facilities located therein (the "BL Room"). I understand and acknowledge that the BL Room is not a public facility, but is for the exclusive use of those individuals who are specifically authorized in writing by Penny Lane II Limited Partnership by its General Partner Penny Lane Shopping Centre Ltd., Immeubles SNPL Inc./SNPL Properties Inc. and ARI 8AP GP Inc., as general partner for and on behalf of ARI 8AP Investments LP, (collectively the "Landlord") or its authorized representative to use the BL Room, and who read and sign this WAIVER AND RELEASE. I understand and acknowledge that other users of the BL Room may inadvertently or purposefully damage or remove any and all contents of the BL Room. I ACKNOWLEDGE AND AGREE THAT THE USE OF THE BL ROOM WILL BE ENTIRELY AT MY OWN RISK. I FURTHER ACKNOWLEDGE AND AGREE THAT, IN CONSIDERATION FOR BEING PERMITTED TO USE THE BL ROOM, I SHALL BE ENTIRELY RESPONSIBLE FOR, AND I HEREBY WAIVE AND RELEASE ANY AND ALL CLAIMS I HAVE OR MAY HAVE IN THE FUTURE against the Landlord, and their successors, assigns, affiliates, directors, officers, shareholders, employees, agents, representatives and partners or any of them (collectively, "Landlord Parties") for any and all losses, costs, expenses, including legal fees (on a solicitor and own client basis), damages or liabilities whatsoever of any nature, including bodily injury or death, arising out of my use of the BL Room, provided, however, that the foregoing waiver and indemnification shall not apply to any injuries or damages caused by the gross negligence or willful misconduct of Landlord or its agents or employees. I also agree that my use of the BL Room shall be in accordance with the Rules and Regulations attached hereto, as the same may be amended, modified or replaced from time to time by Landlord or its authorized representative.

Signed:_____

Print Name: _____

Company: _____

Date: _____

Access Card #: _____