

THIS INDENTURE made in triplicate this 19TH day of August, 1985.

IN PURSUANCE OF THE SHORT FORMS OF LEASES ACT,

BETWEEN:

JOHN LOVAS

Hereinafter called the "Lessor"

MARY LOVAS

and

THE CORPORATION OF THE TOWN OF PELHAM

Hereinafter called the "Lessee"

WHEREAS the Lessor is the owner of Lot 59, Part of Lots 60 & 61, Part of Block H, Plan 25, now known as Plan 717, municipally known as #21 Highway 20 West in the Town of Pelham;

AND WHEREAS the Lessee is desirous of leasing a portion of the aforementioned property, more particularly described in Schedule "A" attached hereto for use in conjunction with the existing baseball field;

WITNESSETH that in consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the Lessee, the Lessor DOTH demise and lease unto the Lessee, the lands as set out in Schedule "A" attached hereto.

TO HAVE AND TO HOLD the said demised premises for and during the term of one year, to be computed from the 1st day of January, 1985 and thereafter on a year to year basis, subject to the Lessor's right to terminate this lease upon six month's written notice served on the Clerk of the Lessee.

YIELDING AND PAYING therefor yearly and every year during the said term unto the said Lessor, the sum of Two (\$2.00) Dollars of lawful money of Canada.

The said Lessee covenants with the said Lessor to use the lands herein for part of a baseball field in conjunction with adjoining property owned by the Lessee.

And the said Lessee covenants and agrees to construct a four (4) foot high chain link fence along the perimeter of the boundary of the lands as set out in Schedule "A" and the abutting lands of the Lessor.

And the said Lessee covenants and agrees to carry out drainage and erosion control within the leased area from time to time to ensure that proper drainage is maintained.

And the said Lessee covenants and agrees to prohibit access to Fonthill Park by the public over any lands owned by the Lessor.

And the said Lessee covenants and agrees to maintain liability insurance coverage on the leased lands, with a minimum coverage of One Million (\$1,000,000.00) Dollars.

And the said Lessee covenants and agrees to indemnify and save the Lessor harmless from any and all loss, liability, damages, costs or expenses, which the Lessor may at any time sustain or incur by reason of his execution of this lease and of the Lessee's use of the lands as set out in Schedule "A".

The Lessor covenants with the said Lessee for quiet enjoyment.

SIGNED, SEALED AND DELIVERED)

) THE CORPORATION OF THE TOWN OF
) PELHAM
)

In the Presence of

)
) E.S. Bergenstern
) MAYOR
)

)
) Mary Lovas
) CLERK
)

)
) John Lovas
) JOHN LOVAS
)
) Mary Lovas
) MARY LOVAS
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