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CERTIFICATE

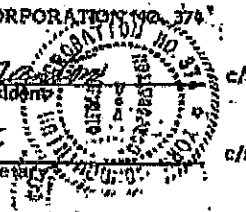
YORK CONDOMINIUM CORPORATION NO. 374 hereby certifies that By-Law No. 6 attached hereto was made in accordance with The Condominium Act, R.S.O. 1980, Chapter 84 as amended, the Declaration and the By-Laws of the Corporation, and that the said By-Law No. 6 has not been amended and is in full force and effect.

DATED at Toronto, this 26 day of April, 1989.

YORK CONDOMINIUM CORPORATION NO. 374

Per: Lorne Brown President

Per: M.C. Kilgus Secretary



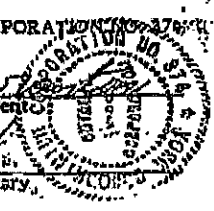
BY-LAW NUMBER 6

BE IT ENACTED as a By-Law of
YORK CONDOMINIUM CORPORATION NO. 374
(hereinafter referred to as the "Corporation")
as follows:

That the Corporation do and is hereby authorized to enter into a parking lease agreement in the form annexed hereto and with any member of the Corporation respecting those additional parking spaces in the above-ground parking area which have not been designated for visitor parking and are located at 16 Nelson Drive, which are not designated as exclusive common elements in accordance with the registered Declaration of York Condominium Plan No. 374.

DATED at Toronto, this 26 day of April, 1983

YORK CONDOMINIUM CORPORATION NO. 374
Per: Lorne B. [Signature] President
Per: M.C. [Signature] Secretary



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PARKING SPACE NO. _____ CAR LICENCE NO. _____
MAKE: _____
YEAR: _____ MODEL: _____

PARKING LEASE AGREEMENT

THIS AGREEMENT made in duplicate this _____ day of _____, 19 _____.

BETWEEN:

Lessee's Name(s) _____

Suite No. _____

Hereinafter called the "Lessee"

OF THE FIRST PART

- and -

YORK CONDOMINIUM CORPORATION NO. 374

(hereinafter called the "Corporation")

OF THE SECOND PART

WHEREAS in accordance with Section 9 of The Condominium Act, R.S.O. 1980, Chapter 84, the Corporation may, by special by-law, lease any part of the common elements, except any part that the Declaration specifies is to be used by the owners of one or more designated units and not by all of the owners;

AND WHEREAS by special by-law, the Corporation has been authorized to enter into the within Parking Lease Agreement with the Lessee and the Lessee has requested that the Corporation provide him/her/them with one parking space being Space No. _____, located in the above-ground parking area ("the parking area"), forming part of the common elements of York Condominium Plan No. 374, known municipally as 1 Neilson Drive, Etobicoke, for one passenger motor vehicle.

WITNESSETH that in consideration of the sum of TEN DOLLARS (\$10.00) now paid by the Lessee to the Corporation (the receipt of which is hereby acknowledged) and of the mutual covenants herein contained, the parties hereto agree as follows:

1. The Corporation agrees to provide the Lessee with one additional parking space being Space No. _____ in the parking area for one passenger motor vehicle for a period of one year commencing the _____ day of _____, 19 _____ to the _____ day of _____, 19 _____ at a monthly rental of \$ _____ payable in advance to the Corporation on the _____ day of each and every month during the said term.

2. The Lessee agrees to park his motor vehicle in Space No. _____ or such other space as the Corporation may designate from time to time and not to occupy or use any other parking space within the parking area.

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3. The Lessee agrees to furnish the Corporation with the current licence number, type and make of the motor vehicle which the Lessee proposes to park in the parking area, and such other information as the Corporation may require, and to place on the Lessee's motor vehicle a sticker or such other means of identification which the Corporation may require.

4. The Lessee hereby acknowledges that the Corporation's only obligation to the Lessee is to provide the parking space designated as aforesaid and the Lessee hereby releases the Corporation from all claims for damage, loss or theft, to or from the motor vehicle or contents or any part thereof, or any injury occasioned to or suffered by any person.

5. The Lessee agrees to comply with such regulations with respect to parking in the parking area as the Corporation shall from time to time impose.

6. In the event that the parking area is rendered unusable by reason of fire or other casualty, the Corporation may terminate this Lease as of the date of said fire or casualty by giving notice to the Lessee within thirty (30) days after said date and all obligations of the parties hereunder shall be adjusted as of the date of said fire or casualty.

7. In the event that the Lessee shall be in breach of any of the provisions hereof, or any regulations subsequently imposed, this Lease, at the option of the Corporation, may be terminated upon thirty (30) days written notice mailed to the Lessee at the address as shown above. Upon termination of the Lease, the Lessee agrees to surrender possession of the parking space immediately and hereby grants to the Corporation free licence to remove the Lessee's motor vehicle from the parking area to the public street and in doing so, the Corporation shall not be liable for any loss or damage to the Lessee's motor vehicle, articles left therein or accessories due to or occasioned by any cause whatsoever.

8. This agreement may be renewed from year to year by the Corporation at the request of the Lessee on the same terms and conditions as hereinbefore set out save the monthly rental which shall be the amount established at that time by the Board and adopted in the budget for the then fiscal year of the Corporation.

9. In addition to the remedies herein provided, if the Lessee is in default of his obligations to pay the monthly rental fee, the Lessee irrevocably authorizes and directs the Corporation to add the rental arrears to his proportionate share of common expenses and such amount or amounts from time to time outstanding shall be deemed to be additional contributions to common expenses and collectable by the Corporation in accordance with section 32 of The Condominium Act, R.S.O. 1980, Chapter 84.

10. This agreement shall not be assignable by the Lessee without the express written consent of the owner which may be arbitrarily withheld provided, however, that

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such consent may not be arbitrarily withheld in the event of a transfer and sale of the above-noted unit to a purchaser who is intending to reside in the unit.

IN WITNESS WHEREOF the Lessee has executed this agreement and the Corporation has affixed its corporate seal hereto under the hands of its duly authorized officers in that behalf.

WITNESS:

YORK CONDOMINIUM CORPORATION NO.374

Per: _____ c/s

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Notary and Clerk, Limited, Toronto
From 198

Canada
PROVINCE OF ONTARIO

To Wit:

In the Matter of The Condominium Act, R.S.O.
1980, Chapter 84, as amended;

AND IN THE MATTER of a Special By-Law of York
Condominium Corporation No. 374 filed
as Instrument No. in the
Constitution Index for the said Condominium
Corporation

I,

of the

of

in the

of

Do Solemnly Declare, that

- (1) I am the of York Condominium Corporation
No. 374 and as such have knowledge of the facts hereinafter deposed to.
- (2) The within Parking Lease Agreement was authorized by
a Special By-Law of York Condominium Corporation No. 374, passed
in accordance with Section 9 of The Condominium Act, R.S.O., 1980, Chapter 84,
as amended.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that it
is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the

of

in the

of

this

day of

19

21 JUN 2003 * 1500

DATED 19

YORK CONDOMINIUM CORPORATION
NO. 374

BY-LAW NO. 6

MORRIS/BRIGHT/ROSE
Barristers and Solicitors
2400 York Centre,
105 King Street West
Toronto, Ontario

B783667

374

Received at the Land
Registry Office for the Land Titles Division
of Metropolitan Toronto (No. 66) of 21
JUN 21 1983 and
Land Conveyances
City of Toronto
York
P.O. Box 374
Assistant Deputy
Land Registrar

LAND REGISTRY OFFICE NO. 66
21 JUN 21 PM 2 21

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