

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1458

SCHEDULE 4

TENANT'S COVENANT AND AGREEMENT

I/We _____

the undersigned, as tenant(s) of suite no. _____ (unit _____ level _____), according to Toronto Standard Condominium Plan No. 1458 (the "Suite"), do hereby agree and undertake on behalf of myself/ourselves and members of my/our household, my/our guest(s) and my/our employee(s) from time to time, that I/we shall comply with the provisions of the *Condominium Act*, and also the Declaration, By-laws, and Rules of Toronto Standard Condominium Corporation No. 1458 (the "Corporation") including payment of common expenses in the circumstances contemplated in the *Condominium Act* or the Declaration. I/We acknowledge that I am/we are subject to the provisions contained in the said *Act*, Declaration, By-laws and Rules of the Corporation. I/We further acknowledge receipt of the Declaration, By-laws and Rules of the Corporation. In the event that I am/we are notified in writing by the Corporation, that the landlord/owner of the Residential Unit rented by me/us is in default of payment of common expenses and said notice requires me/us, as tenant(s), to pay same to the Corporation, I/we hereby acknowledge and agree that I/we shall then forthwith pay to the Corporation the said expenses together with all interest accruing thereon pursuant to the provisions of the Declaration but not more than the lesser amount of the default and the amount due under the lease. I/We intend to occupy the Suite with the persons named above for the stated term of the lease accompanying this covenant and agreement and for no other purpose, and I/we further acknowledge and agree that only those persons named herein will be entitled to reside in the Suite, subject always to my/our right to have guests and visitors from time to time in accordance with the Rules. I/We further acknowledge that a studio or one bedroom unit is restricted to a maximum of two persons and a two-bedroom unit is restricted to a maximum of four persons. I/We further acknowledge and understand that in the event that I/we or any occupant residing in the Suite contravenes the provisions of the Declaration, Bylaws or Rules of the Corporation, my/our tenancy may be terminated in accordance with the provisions of the *Condominium Act*.

Dated at _____, this _____ day of _____, 200 _____.

Tenant Signature(s) _____
