

Land Titles Registry

**MEMORANDUM OF LEASE Form 12.1**

Lease of Freehold Sub-lease

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| 1. **LESSOR(S) (Landlord(s))**   see schedule | |
| 2. **LAND DESCRIPTION** | |
| AFFECTED TITLE NO.(S)  see schedule  AFFECTED LEASE NO.(S) | |
| 3. **ENCUMBRANCES, LIENS AND INTERESTS** — The within lands are subject to instrument number(s)  see schedule | |
| 4. **LESSEE(S) (Tenant(s))** *(full legal name and address for service)*  see schedule | |
| 5. **TERM OF LEASE** *(insert dates in YYYY/MM/DD format)*    **Expiring:** \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  **Commencing:** | |
| 6. **RIGHT OF RENEWAL**    YES NO | 6.1 **DETAILS OF RENEWAL(S)** *(complete only if there is a right of renewal)*  Number of renewals:  Term of renewals:  see schedule  see schedule |
| 7. **RENT**  Rental amount: $ | 7.1 **RENT PAYABLE**  Yearly Monthly Other *(specify)*:  see schedule |
| 8. **SIGNATURES**  **LESSOR(S)**  1. I am (one of) the within lessor(s) and I am of the age of majority.  2. I am (one of) the (person(s) entitled to be) (an/the) owner of the within described (land/lease).  3. I hereby lease the (land/lease) to the lessee(s).  4. | |
| //  **witness signature name signature date** (YYYY/MM/DD)    //  **witness signature name signature date** (YYYY/MM/DD) | |
| **ACCEPTANCE BY LESSEE(S)**  1. I am (one of) the within lessee(s) and I am of the age of majority.  2. I hereby accept this lease of the (land/lease) above described, to be held by me (us) as tenant, subject to the terms and conditions set forth herein.  //  **witness signature name signature date** (YYYY/MM/DD)  //  **witness signature name signature date** (YYYY/MM/DD)  *Prior to signing and witnessing this document, please carefully review the notices in Box 9.*  If the witness is not a lawyer practicing in the province/territory where this document is signed (or either a notary public or a practicing lawyer if signed in B.C. or Quebec), an Affidavit of Witness will be required. If this document is signed outside of Canada, please review section 72.9 of *The Real Property Act*. | |
| 9. **IMPORTANT NOTICES**  NOTICE TO WITNESSES: By signing as witness you confirm that the person whose signature you witnessed:  1. Is either personally known to you, or that their identity has been proven to you.  **AND**  2. That they have acknowledged to you that they:  (a) are the person named in this instrument;  (b) have attained the age of majority in Manitoba; and  (c) are authorized to execute this instrument.  By virtue of section 194 of *The Real Property Act*, any statement set out in this document and signed by the party making the statement has the same effect and validity as an oath, affidavit, affirmation or statutory declaration given pursuant *to The Manitoba Evidence Act*.  SINGULAR INCLUDES PLURAL AND VICE VERSA WHERE APPLICABLE. In this document “I” or “me” is to be read as including all parties signing this document whether individual or corporate. | |
| 10. **COVENANTS AND POWERS** *(Unless a contrary intention is set out herein, the covenants and powers set forth in sections 92 and 93 of The Real Property Act will be implied in this lease.)*  This lease is subject to the following convents and terms *(insert modifications of the implied covenants, implied powers,*  see schedule  see schedule  *together with any special covenants or terms*): | |
| 11. **CONSENT OF ENCUMBRANCER(S)**    \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as holder of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_    hereby consent(s) to the registration of this lease and agree that it shall have priority over my claim or interest.  //  **witness signature name signature date** (YYYY/MM/DD)    //  **witness signature name signature date** (YYYY/MM/DD)  *Prior to signing and witnessing this document, please carefully review the notices in Box 9.*  If the witness is not a lawyer practicing in the province/territory where this document is signed (or either a notary public or a practicing lawyer if signed in B.C. or Quebec), an Affidavit of Witness will be required. If this document is signed outside of Canada, please review section 72.9 of *The Real Property Act*. | |
| 12. **FARM LANDS OWNERSHIP DECLARATION**  The registration of this instrument does not contravene the provisions of *The Farm Lands Ownership Act* because: (strike out inappropriate statement(s) and sign below:) 1. The within land is not farm land as defined in *The Farm Lands Ownership Act*.  2. The lessee is a Canadian citizen, permanent resident of Canada, agency of the government, municipality, local government district, qualified Canadian organization, family farm corporation or a qualified immigrant as defined in *The Farm Lands Ownership Act*.  3. The lessee is exempt by the Farm Lands Ownership Board (Order enclosed).  4. Other *(specify section of The Farm Lands Ownership Act):*  Particulars: | |
| //  **name signature date** (YYYY/MM/DD)  Lessee, Lessor or Agent | |
| 13. **INSTRUMENT PRESENTED FOR REGISTRATION BY** *(include address, postal code, contact person and phone number)* | |