

# AGREEMENT TO LEASE

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This is an Agreement to Lease (the "Agreement") effective April 1, 2015

**BETWEEN:** **Darcy Bomford** (the "Lessor"), an Individual existing under the laws of the British Columbia, Canada, with its head office located at:

Unit 32 – 100 Kalamalka Lake Road  
Vernon, BC V1T 9G1

**AND:** **True Leaf Medicine International Ltd / True leaf Pet Inc** (the "Lessee"), an corporation organized and existing under the laws of British Columbia, Canada of with its head office located at:

Unit 32 – 100 Kalamalka Lake Road  
Vernon, BC V1T 9G1

## TERMS

It is agreed that:

1. Lessor does hereby agree to grant, demise and let and Lessee does hereby agree to take premises situated in Vernon, BC at Unit 32 100 Kalamalka Lake Road and described as a 3,896 square foot Office and Warehouse space with appurtenances, from Start Date April 1, 2015 to Ending Date March 31, 2017 at the rent or sum of \$ 2,500.00 per month to be paid as follows:
  - a. Annual Rent: Annual rent for the term of the Lease shall be \$ 30,000.00 plus applicable sales tax.
  - b. Payment of Yearly Rent: The annual rent shall be payable in advance in equal monthly installments of one-twelfth (1/12th) of the total yearly rent, which shall be \$ 2,500.00 on the first day of each and every calendar month during the term hereof, and prorata for the fractional portion of any month, except that on the first day of the calendar month immediately following the Commencement Date, the Tenant shall also pay to the Landlord rent at the said rate for any portion of the preceding calendar month included in the term of this Lease.
  - c. Reference to yearly rent hereunder shall not be implied or construed to the effect that this Lease or the obligation to pay rent hereunder is from year to year, or for any term shorter than the existing Lease term, plus any extensions as may be agreed upon.
2. The parties here shall execute the lease herein provided for on April 1, 2015
3. The Lessor shall be responsible for the property tax and normal exterior maintenance.
4. The Lessee shall pay for all water, sanitation, sewer, electricity, light, heat, gas, power, fuel, janitorial, and other services incident to Tenant's use of the Leased Premises, whether or not the cost thereof be a charge or imposition against the Leased Premises

5. In the event that the Lease herein provided for shall be executed, then and in such case the Lessor shall give, and the Lessee shall take possession of said premises on April 1, 2015 and the rent shall commence and be payable from said last mentioned date.
6. In the event either party hereto shall neglect, refuse or in any way fail to execute the Lease herein provided or at said time and place, then the party in default shall pay to the other party the sum of \$ 2,500.00 as liquidated damages and not as a penalty.
7. This instrument contains the entire and only agreement between the parties, and no oral statements or representations or prior written matter not contained in this instrument shall have any force and effect. This Lease shall not be modified in any way except by a writing executed by both parties.
8. These presents shall operate only as an agreement to lease, and not as a lease.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

LESSOR

LESSEE

        /s/ Darcy Bomford        

        /s/ Kevin Bottomley        

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Authorized Signature

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Authorized Signature

        Darcy Bomford        

        Kevin Bottomley        

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Darcy Bomford, Owner  
CEO

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Director, True Leaf Medicine International Ltd.  
Kevin Bottomley