

MAINTENANCE AGREEMENT

THIS AGREEMENT made this ____ day of _____, 20__.
BETWEEN:

CONDOMINIUM CORPORATION 1124791

Care of 404, 600 Princeton Way, S.W.

Calgary, Alberta, T2P 5N4

(hereinafter "the Condominium Corporation")

-AND-

(hereinafter "the Owner")

The Owner hereby engages the services of the Condominium Corporation to maintain certain areas of the following described bare land condominium unit:

LEGAL DESCRIPTION: UNIT ^ CONDOMINIUM PLAN ^, AND ^/10,000TH'S SHARES IN THE COMMON PROPERTY THEREIN. EXCEPTING THEREOUT ALL MINES AND MINERALS.

CIVIC ADDRESS: ^, Sylvan Lake, Alberta

in the Province of Alberta (in this agreement called the "lands");

NOW in consideration of the payments to be made by the Owner as specified in this Agreement, the Condominium Corporation and the Owner agree as follows:

1. CONDOMINIUM CORPORTION DUTIES

The Condominium Corporation shall be responsible to maintain all lawn areas on the lands, including, but not limited to all mowing, trimming, watering, fertilizing and the like, on a schedule set by the Condominium Corporation.

2. The Condominium Corporation shall be responsible to sweep and/or shovel all sidewalks, steps and driveway areas on the lands, including keeping them free of all debris, ice, snow on a schedule set by the Condominium Corporation.

In performance of the above obligations the Condominium Corporation may hire agents, sub-trades and or licensees to attend to the same.

3. TERM

This Agreement shall be effective for a period of one year or until such time as this agreement has been terminated by either party providing 30 days written notice to the other. At the expiry of one year, should neither party give notice to terminate, the within Agreement shall renew and continue for another period of one year.

COST

4. The Owner agrees to pay the sum of \$_____ per month, plus applicable GST,

payable in advance on the first day of each and every month to the Condominium Corporation throughout the term of this agreement. This sum may be amended by the Condominium Corporation upon 30 days notice in writing to the Owner.

ASSIGNMENT

5. The Owner may assign this Agreement to a subsequent purchaser of the lands upon notice to the Condominium Corporation. The subsequent purchaser shall provide a signed Agreement in the within form, if required by the Condominium Corporation, on or before the possession date of any such sale.

TIME ESSENCE

6. It is agreed that time is to be considered of the essence of this Agreement.

INTERPRETATION

7. All words in this Agreement may be read and construed in singular number instead of the plural if there be less than two purchasers named and in such case, this Agreement shall be deemed to bind the Purchasers individually as well as severally and jointly and also the masculine gender shall be construed to include the feminine or a body corporate where the context of this Agreement so requires. Further, it is also agreed between the parties that the within Contract shall be construed in accordance with the Laws of the Province of Alberta.

NOTICES

8. Any notices required to be given under this Agreement shall be given to either the Owner or the Condominium Corporation in writing and mailed to or delivered to the other at the addresses shown in this Agreement.

Any notice delivered by mail shall be deemed to have been received Seventy-two (72) hours after it has been posted in a prepaid addressed envelope.

ENTIRE AGREEMENT

9. This Agreement shall constitute the entire agreement between the Owner and the Condominium Corporation for all matters relating to the landscape and snow maintenance of the lands, and no representations, warranties and previous statements made by any person or agent other than those in writing signed by the Condominium Corporation shall be binding on him so as to vary the terms of the Agreement. Unless otherwise set forth herein, it is agreed that the Owner and the Condominium Corporation each retain their full remedies at law or in equity for all actions, causes of action, claims or demands arising from the non-performance of the obligations of the other under the within Agreement.

BINDING EFFECT

10. This Agreement shall enure to the benefit of and be binding upon the Owner and the Condominium Corporation, their respective heirs, administrators, executors, successors and assigns.

IN WITNESS WHEREOF the Owner and the Condominium Corporation have signed this agreement on the date written on page one of this Agreement.

INVESTMENT MANAGEMENT SERVICES LTD.

Per:

WITNESS

OWNER—

WITNESS

OWNER—