

Schedule "A"

PRO SHOP LEASE AMENDMENT

THIS LEASE AMENDMENT made this 14th day of July, 2025.

BETWEEN: **THE CORPORATION OF THE CITY OF SAULT STE. MARIE**
hereinafter called the "Landlord"

-and-

JAYTEQ PRO SHOP
hereinafter called the "Tenant"

WHEREAS The Corporation of the City of Sault Ste. Marie (the "Landlord") and Jayteq Pro Shop (the "Tenant") entered into a Lease Agreement dated February 24, 2025 for the lease and operation of space for a Pro Shop at the John Rhodes Community Centre (the "Original Lease");

AND WHEREAS the Tenant has permission to use the specific property of the Landlord as set out in the Original Lease dated February 24, 2025 and on the terms and conditions set out therein;

AND WHEREAS the Tenant wishes to occupy and maintain specific property of the Landlord, as shown in the plan appended as Schedule "A" to this Amending Agreement, for the purposes of operating a hockey accessories vending machine within the John Rhodes Community Centre;

AND WHEREAS Section 14(b) of the Original Lease permits future amendments to the Original Lease by further written agreement;

NOW THEREFORE the parties agree as follows:

1. The parties acknowledge and agree that section 3(a) shall be deleted and replaced with the following:

"3.

- a) The Tenant shall during the Term, pay the Landlord as follows:

Lease Terms and Payments

WINTER – SEPTEMBER to APRIL

- **RENT – \$1204.16 + HST**
- **COMMON AREA FEES – \$96.33 + HST**
- **VENDING MACHINE FEE – \$25.00 + HST**

SUMMER – MAY to AUGUST – With Both Ice Sheets Open and In Use

- **RENT - \$481.67 + HST**
- **COMMON AREA FEES – \$96.33 + HST**
- **VENDING MACHINE FEE – \$25.00 + HST**

SUMMER – With No Ice Sheets Open or In Use

- **RENT - \$294.78 + HST**
- **COMMON AREA FEES - \$96.33 + HST**
- **VENDING MACHINE FEE – \$25.00 + HST**

- b) In addition to the payment of rent set out above, the Tenant shall be responsible for paying:
- (i) its own cleaning costs.
 - (ii) any property taxes that may arise as a result of the Tenant's occupancy and use of the Demised Area, which can be billed monthly to the Tenant by the Landlord.
 - (iii) any goods and services tax payable as a result of the Tenant's occupancy and use of the Demised Area and any provincial sales tax.
 - (iv) common area costs, shared on a pro rata basis for utility costs, cleaning costs, snow removal costs, and security, at the rate of \$96.33 per month.
 - (v) vending machine fee at the rate of \$25.00 per month commencing the month that the vending machine is installed.
- c) The Tenant shall keep or cause to be kept on the Demised Area or in such other location as the Landlord may approve in writing, full, true and accurate records in reasonable form and detail approved by the Landlord of all business at the Demised Area from which the gross revenue may be accurately determined and to which the Landlord and its employees and agents or any auditor or auditors appointed by it shall have access at any and all times during business hours of the Tenant for the purpose of examination or audit.”

2. The parties acknowledge and agree that Schedule “B” in the Original Lease dated February 24, 2025 shall be deleted and replaced with the Schedule “B” appended to this Amending Agreement.
3. All other terms and conditions as set out in the Original Lease shall remain unchanged.

IN WITNESS WHEREOF the parties hereto have duly executed this Agreement as of the date and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of:

**THE CORPORATION OF THE CITY OF SAULT
STE. MARIE**

MAYOR – MATTHEW SHOEMAKER

CITY CLERK – RACHEL TYCZINSKI

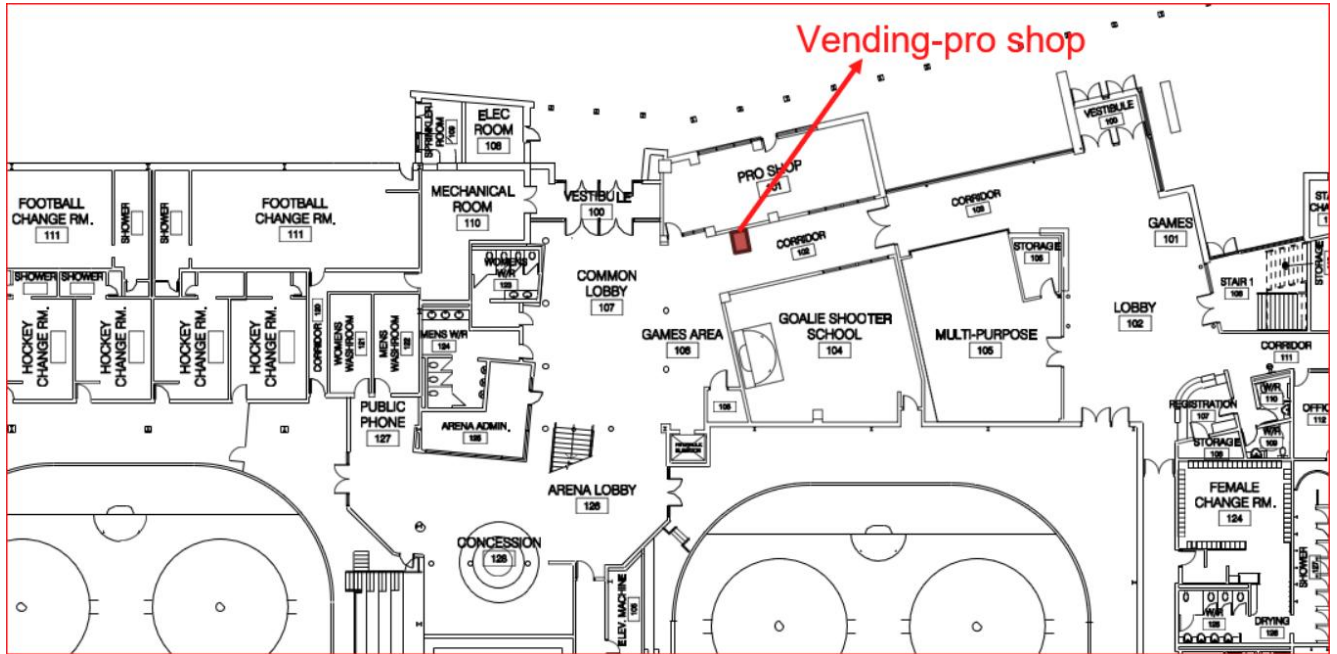
We have authority to bind the Corporation

JAYTEQ PRO SHOP

PRESIDENT – Jay Thomas

I have the authority to bind the Corporation

Schedule "A"



**Attached to and forming part of a Lease Between
The Corporation of the City of Sault Ste. Marie, Landlord
and
Jayteq Pro Shop, Tenant
Schedule " B "**

**John Rhodes Community Centre
Jayteq Pro Shop - Financial Agreement**

Item #1 - Base Rent Per Year

	Year 1	Year 2	Year 3	Year4	Year 5
Summer In	\$ 12,715.92	\$ 12,715.92	\$12,715.9 2	\$12,715.92	\$12,715.92
Summer Out	\$ 11,968.36	\$ 11,968.36	\$11,968.3 6	\$11,968.36	\$11,968.36

	Months		13% Hst	Total
WINTER - SEPTEMBER to APRIL				
- RENT-\$1204.16 + HST	8	\$ 1,204.16	\$ 156.54	\$ 1,360.70
- COMMON AREA FEES - \$96.33 + HST	8	\$ 96.33	\$ 12.52	\$ 108.85
- VENDING MACHINE FEE - \$25.00	8	\$ 25.00	\$ 3.25	\$ 28.25
<input type="checkbox"/> UMMER- MAY to AUGUST - With Both Ice Sheets Open and In Use				
- RENT - \$481.67 + HST	4	\$ 481.67	\$ 62.62	\$ 544.29
- COMMON AREA FEES - \$96.33 + HST	4	\$ 96.33	\$ 12.52	\$ 108.85
- VENDING MACHINE FEE - \$25.00	4	\$ 25.00	\$ 3.25	\$ 28.25
SUMMER - With No Ice Sheets Open or In Use				
- RENT - \$294.78 + HST	4	\$ 294.78	\$ 38.32	\$ 333.10
- COMMON AREA FEES - \$96.33 + HST	4	\$ 96.33	\$ 12.52	\$ 108.85
- VENDING MACHINE FEE - \$25.00	4	\$ 25.00	\$ 3.25	\$ 28.25

The rental rate for May, June, July and August will be reduced. This reflects a reduction in the use of the facility. This is calculated in the above annual rental figure.

Item #2 - Utility Costs, Common Areas costs, Cable TV- charge \$96.33 +hst per month

Items #3 - Proponent is also responsible for cleaning costs of the demised area, property taxes (this can be invoiced monthly if requested), common area costs, insurance and liability coverage of \$2 Million, letter of credit for \$5,000, applicable G.S.T. or H.S.T., and vending machine fee of \$25.00 monthly.