



2nd Floor Party Room Use Rules

The Licensee hereby understands and agrees to the following terms and conditions in consideration for the use of the premises:

1. The Amenity Event Space/BBQ area may be booked only by residents of the condominium.
2. The booking includes both the amenity space and the BBQ terrace
3. The rental of the Amenity Event Space on behalf of a third party that does not reside in the condominium is not permitted under any circumstances.
4. The reservation will be confirmed only once the rental fee and security/damage deposit have been received by the Licensor or its representative.
5. A maximum of 30 people are permitted in the Amenity Event Space at one time. This capacity limit has been set by the City Fire Department, and exceeding this limit may result in the immediate cancellation of the event and forfeiture of the security/damage deposit.
6. The event (including cleanup and garbage removal) must be completed by 10:00 p.m. on the BBQ terrace, and 12:00 a.m., in the amenity space.
7. The Licensee will be present in the Amenity Event Space/BBQ area, at all times during the event.
8. Any event will be of a social nature only. No commercial, wholesale, retail, network, direct sales, marketing and/or instructional format meetings or gatherings are allowed.
9. No admission fee is to be charged for any event held in the Amenity Event Space/BBQ Area.
10. The Licensee agrees to obtain all necessary permits, licenses and/or consents that may be required in connection with its event in the Amenity Event Space/BBQ Area.
11. The Licensee must provide the Licensor with 48 hours advance notice if there is a need to bring in additional furniture/equipment or to request any existing furniture be moved out of the space. The Licensee will provide this request in writing to the Property Manager.
12. The Licensee agrees to accompany the Licensor, or its representative, in an inspection of the Amenity Event Space prior to the commencement of the event and upon completion of the event.
13. No decorations may be taped, stapled or affixed in any way to the walls or ceiling of the Amenity Event Space. Any decorations must be removed immediately following the event. Any marks left by either the installation or removal of decorations will be subject to repair charges to be deducted from security/damage deposit. (A minimum of \$150.00 will be charged for any wall cleaning, repairs, removal of tape, debris or other).
14. Confetti and/or sparkles of any kind are not permitted.
15. The Licensee will provide its guests with directions to the Amenity Event Space/BBQ Area. No signs are to be posted in the lobby or hallways. Doors may not be left open and unattended.
16. Guests are not permitted to access the other recreational facilities/common elements of the condominium.
17. The corridors/lobby are only to be used to gain access to and from the Amenity Event Space/BBQ Area. Congregating in the corridors or lobby is not permitted.

18. The event must be confined to the Amenity Event Space/BBQ Area. The washrooms to be used are located within the amenity room.
19. No food or drinks, including alcoholic beverages, are permitted outside of the Amenity Event Space.
20. Exits must not be obstructed.
21. If music is played, the volume of such music must remain at a level that does not disturb other residents.
22. Smoking in the Amenity Event Space, on the BBQ terrace or other common areas of the building is strictly prohibited. Failure to comply with this rule will result in the forfeiture of the entire security deposit and termination of the event.
23. The Licensee is responsible for its guests' behaviour. If, in the opinion of the Licensor or its representative, the behaviour of the guests becomes destructive to persons or property, disruptive to the other residents of the condominium, or potentially dangerous, the Licensor or its representative will issue a warning to the Licensee. If the behaviour persists, then the Licensor or its representative reserves the right to terminate the event and ask all non-resident guests to leave the premises. In the event that the Licensor or its representative is required to contact the City of Toronto Police for any failure to adhere to the rules outlined here, the Licensee understands/agrees that this will result in the immediate forfeiture of the full security/damage deposit and termination of the event.
24. Should the assistance of security staff and/or the supervisor be required, the Licensee understands that this will result in the immediate forfeiture of the entire security/damage deposit and the Licensee will be responsible for all additional costs over and above the amount of the security/damage deposit.
25. The Licensee is responsible for cleaning up the Amenity Event Space/BBQ Area and leaving the room in a reasonably tidy condition. The cleanup must take place at the end of the event. All garbage is to be placed in garbage bags and left by the door. If the Licensee does not properly clean up, the Licensor will charge a reasonable cleaning fee, which may be deducted from the security/damage deposit.
26. The Licensee is responsible to use the Amenity Event Space/BBQ Area in accordance with the condominium regulations and by-laws and all other applicable legislation.
27. Furniture is not to be moved.
28. Any damage to the Amenity Event Space/BBQ area, the Amenity Event Space/BBQ area furnishings, or any other part of the condominium caused by the Licensee or its invitees will be the full responsibility of the Licensee. The Licensee agrees to pay the full costs associated with restoring any damaged property to its original condition or replacing it if necessary.
29. This agreement may be cancelled by the Licensee without charge at least 7 days prior to the date of the event.
30. The Licensor reserves the right to cancel this agreement at any time.