LEASE AGREEMENT

LEASE AGREEMENT made this _____ day of _____ 2026

BETWEEN:

THE VILLAGE OF RYCROFT

(hereinafter referred to as the Village)

AND

MERRY PIONEERS SENIOR SOCIETY

(hereinafter referred to as the Society)

WHEREAS the Village is the owner of the following property in the Village of Rycroft, in the Province of Alberta:

Rycroft Community Hall
Situated on Lots 1-3, Block 13, Plan 1470HW
5208 – 47 Avenue

AND WHEREAS the parties hereto are desirous of entering into an agreement whereby the Village will lease unto the Society the said land which is outlined in red on the attached Schedule 'A", thereafter referred to as the premises;

NOW THEREFORE WITNESSETH that parties agree as follows:

The Village hereby agrees to lease unto the Society the building situated on the land for a period of five (5) years extending from December 1, 2026 to December 1, 2031.

The Society agree to honour current user arrangements in place with the Friends of the Hall and the Rycroft Arena Board for the Annual Frolic Fundraiser. The groups will sign new agreements with the Society to ensure all expectations are clear.

The intent of this agreement is meant to be equal to the same arrangement the Village and Merry Pioneers had with the old Merry Pioneers building at 4717 50 street.

1. The Society agrees to operate the Community Hall to maximize the benefit and opportunities for the Village of Rycroft and area residents. The Village agrees that the Society will have full power to run the Hall in the best interest of the Village and area residents. The Society agrees that the use of the Community Hall shall be free for all

Village administration sanctioned events (e.g., G5 meetings, staff Christmas party, etc.). The Village will be responsible for all cleaning and damage issues after their use.

2. The Society will not carry on any business or permit anything to be done in the said premises that shall be deemed a nuisance to any adjoining properties.

3. The Society will at all times during the said term at their sole cost and expense ensure the facility is maintained in a clean and tidy manner.

4. The Society will be responsible for all operational costs for the premises, including janitorial services, waste management, water, sewer, electric, gas, telephone, and internet utility services, etc. The Village will contact the internet provider to arrange the best possible internet connectivity for all the users.

5. The Society will be responsible for all development for the facility. All major renovations proposed to the premises, defined as structural changes or project costs over $5,000 must receive approval from the Village prior to any construction and in consultation with any other effected occupants and user groups.

6. The Village will be responsible for all maintenance and upkeep of the exterior building and grounds, including grass cutting, and snow removal of the sidewalk and parking lot.

7. The Village will be responsible for the replacement of the heating, ventilation, air conditioning, and fire suppression equipment should the need arise.

8. All items that reside in the premises at the time of this agreement shall remain in their place at the Hall. No items or fixtures shall be removed from the premises without agreement from the Society and the Village.

9. The Society agrees to give full access to the Village for any and all periodic inspections of the building and grounds.

10. The Society agrees that all tenants of the building will comply with all the requirements and the laws and ordinances of the Province of Alberta and the bylaws of the Village of Rycroft.

11. The Village shall insure the said premises from loss and damage, whether by fire or otherwise and including the usual endorsement for extended coverage common to

insurance policies of such type. Contents insurance for the possessions of the Society shall be the Society's cost.

12. The Village at the time of this agreement has $100,000 set aside in a restricted reserve for improvements to the premises, or a new Senior's Hall. The Society can access the funds for improvements to the premises by submitting a request for funding with a plan to the Village Council for their approval.

13. Any issues and all communications regarding operations will start with Society Executive members. If there is no resolve, then the matters will be brought to the Village office administration staff to work with the Society Executive members. If the issue cannot be resolved, it will then go to Council along with the Society Executive members.

14. The renewal of this agreement will be negotiated prior to the expiry of the five-year term specified term, with the intent of maintaining a long term agreement.

15. Should either party desire to cancel this agreement with just cause, they shall do so by giving notice in writing 60 days in advance to the other party, without penalty.

The Parties have executed this Agreement as of the day and year first above written.

_____

Village of Rycroft

_____

Merry Pioneers