

Phillips Lofts  
#105

**PHILLIPS LOFTS  
CONDOMINIUM CORPORATION NO. 0222718**

**LICENSE OF EXCLUSIVE USE**

Whereas the undersigned, [REDACTED] is the "Unit Owner" of unit number 68 (#105) in the Condominium Corporation No. 0222718;

AND WHEREAS there exists certain parking stalls, roof patio decks, balconies and other areas that form part of the common property of Condominium Corporation No. 0222718 (the "Corporation");

AND THEREFORE the Unit Owner(s) and the Corporation do hereby mutually covenant and agree as follows:

1. The Unit Owner(s) shall have Exclusive Use of exterior parking stall no. 68.
2. The Corporation in consideration of the Unit Owner(s) agreeing to comply with the provisions of this License hereby grants to the Unit Owner(s) the exclusive right to use and enjoy the Exclusive area(s) for the Unit Owner and occupants of and visitors to the said Unit such License and right to continue until the occurrence of the earlier of the following events:
  - a) the transfer or sale of the said Unit by the Unit Owner(s) or any one on behalf of or through the title of the Unit Owner(s); or
  - b) the termination of this License by the Corporation as hereinafter provided.

The right to use hereunder shall be a license only, and shall not operate as a lease, easement or other legal interest in land, but the Unit Owner's right to use hereunder shall be exclusive of other Owners of Units within the Condominium of which the said Unit is part.

3. The Unit Owner(s) covenants and agrees to use the exclusive area in conjunction with use and occupancy of the said Unit and shall in all respects regarding the use and occupancy of the exclusive area or any part thereof, observe and perform all the requirements of the By-laws of the Corporation in force from time-to-time.
4. Without limiting the generality of Paragraph 2 hereof, the Unit Owner(s) covenants and agrees to keep and maintain and on the expiry or termination of this License to deliver up the whole of the exclusive area in good and substantial repair and condition and shall at all times keep and maintain in a state of good repair, and keep the same free from obstruction and refuse of any kind and, if necessary, whether through wear or tear or otherwise howsoever, to replace any portion thereof as the need arises.
5. The Unit Owner(s) covenants and agrees that he/she will not cause any harm or damage whatsoever to any part of the Exclusive Use area.
6. The Unit Owner(s) will not construct or cause to be constructed any permanent cupboards or permanent storage room in or upon the Exclusive Use area without specific prior written permission of the Board of Directors.

