

FIFTH RENEWAL AND LEASE MODIFICATION AGREEMENT

THIS LEASE RENEWAL AGREEMENT made this March 11, 2018.

BETWEEN:

MSJR HOLDINGS LTD., a body corporate, incorporated under the laws of
the Province of Alberta
(hereinafter called the "Landlord")

OF THE FIRST PART

- And -

MS. TUYEN KIM THI NGUYEN / MR. TU TUAN HONG
both of the City of Calgary in the Province of Alberta
(hereinafter called the "Tenant")

OF THE SECOND PART

WHEREAS by a lease dated the 15th day of June 2000, (hereinafter called "the Original Lease") made between the Argent Holding Inc. ("Landlord") and Tina & Ada Caparelli ("Tenant"), the Landlord leased to the Tenant the premises municipally described as Bay 5, 6219 Centre Street North, Calgary, Alberta, subject to the terms and conditions as set forth in the Original Lease agreement;

AND WHEREAS subsequent to June 15th, 2000, the Landlord became the successor in title and interest to Argent, including, but without limitation, Argent's interest in the Leased Premises and in the Initial Lease;

AND WHEREAS by renewal of Lease dated September 25th, 2003 between the Landlord, on the one hand, and the Tenant, on the other hand, the Initial Lease was amended and the term under the Initial Lease was extended;

AND WHEREAS by Second Renewal and Lease Modification Agreement dated August 31st, 2005 between the Landlord, on the one hand, and the Tenant, on the other hand, the Initial Lease was amended and the term under the Initial Lease was further extended;

AND WHEREAS by Third Renewal and Lease Modification Agreement dated April 9, 2008 between the Landlord on one hand, and the Tenant, on the other hand, the Initial Lease was amended and the term under the Initial Lease was further extended;

AND WHEREAS by Fourth Renewal and Lease Modification Agreement dated April 9, 2008 between the Landlord on one hand, and the Tenant, on the other hand, the Initial Lease was amended and the term under the Initial Lease was further extended;

AND WHEREAS by virtue of a Consent and Agreement Respecting the Assignment of the Lease dated April 23, 2008, the Tenant/Assignor Tina and Ada Caparelli, did agree to sell, assign, transfer to and set over unto the Assignee, Ms. Tuyen Kim Thi Nguyen/Mr. Tu Tuan Hong, its interest in the said Lease effective May 1, 2008 and the Landlord agreed to consent to the assignment of the Lease;

AND WHEREAS the Tenant has requested that the Landlord grant to it a Fifth Renewal and Lease Modification Agreement (the "Agreement") of the premises comprised in the Original Lease for a further term of Five (5) years commencing on the 1st day of July 2018, on the terms hereinafter set forth, and the Landlord has agreed to do so;

AND WHEREAS hereinafter the Initial Lease as amended by the Renewal of Lease, Second, Third and Fourth Lease Modification Agreement and an Assignment of the original Lease, shall be referred to as the "Lease";

NOW THEREFORE, IN CONSIDERATION of the mutual covenants and agreements hereinafter set forth, the parties hereto do hereby covenant and agree as follows:

AREA:

1. The area to be leased by the Tenant from the Landlord shall contain approximately Eight Hundred and Seventy (870) square feet.

TERM:

2. The Lease will be for a term of Five (5) years commencing on the first day of first (1st) day of July 2018 and terminating on the thirtieth (30th) day of June 2023.

RENT:

3. The basic rent for the premises shall be approximately as follows plus applicable taxes:

	Annual Rate per sq. ft.	Monthly Basic Rent	Annual Basic Rent
Years 1 – 5	\$25.50 psf	\$1,848.75	\$22,185.00

payable monthly in advance and the exact area to be determined by BOMA Standard of measurement.

USE:

4. The premises shall be used for the purpose of: Hair and Nail Salon

The Tenant agrees it will carry on business under the firm name and style of:
GLITZY NAILS AND HAIR LTD.

BUSINESS TAX

5. The Tenant shall pay all business taxes or license fees relating to the Demised Premises.

GOODS AND SERVICE TAX (GST)

6. The Tenant shall pay all Goods and Services Tax relating to the Demised Premises.

ASSIGNMENT AND SUBLETTING:

7. The Tenant shall not assign this Agreement or the Lease or sublet the premises without the prior written consent of the Landlord in accordance with the terms of the Landlord's standard lease.

REPAIRS:

8. The Tenant shall at all times keep the premises in good and tenantable repair (in accordance with the lease), including wear and tear, excepting only structural repairs.

INSURANCE:

9. The Tenant shall take out and keep in force such insurance coverages as may be reasonably be prescribed by the Landlord.

FORMAL LEASE:

10. This Fifth Renewal and Lease Modification Agreement and the acceptance thereof shall constitute an Agreement of Lease and the covenants expressed herein and the schedules annexed hereto shall be binding on the parties, notwithstanding that for any reason the formal Lease shall not be prepared or executed. The Tenant agrees to abide by the regulations promulgated from time to time by the Landlord relating to the use and occupation of the Premises.

UTILITIES


11. The Tenant shall pay for all utilities consumed or used in the leased Premises during the Term of the Lease. The obligation of the Tenant to pay for utilities shall extend to, but not be limited to, payment of light, heat, gas, water, sewer, power and telephone used or consumed in the Demised Premises, (in accordance with the Lease).

ACCEPTANCE

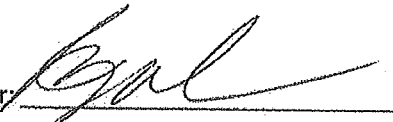
12. The Tenant relies entirely on its own inspection and knowledge of the premises, and acknowledges that there are no representations, conditions, warranties or collateral agreements made by or on behalf of the Landlord other than as expressed herein.

IN WITNESS WHEREOF, the authorized officers of the parties hereto have executed this Lease Agreement, as of the day and year first above written.

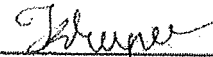
LANDLORD : MSJR HOLDINGS LTD.

Per:  _____


WITNESS:

Per:  _____

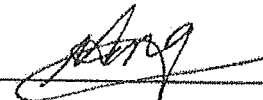
TENANT : MS. TUYEN KIM THI NGUYEN

Per:  _____

WITNESS:

Per:  _____

TENANT : MR. TU TUAN HONG

Per:  _____

WITNESS:

Per:  _____

Rent Statement

Property **MSJR Holdings**

Name Tuyen Kim Thi Nguyen / Tu Tuan Hong o/a Glitzy Hair & Nails
 Address Unit 5 - 6219 Centre Street N
 City Calgary AB T2K 0V2

Date November 28, 2018

Description	Sq Ft	Rate psf		TOTAL
Rent Increase:				
Lease Expires: June 30, 2023				
Monthly Rent as it will commence January 1, 2019				
Base Rent	870	\$ 25.50	\$ 1,848.75	\$ 1,848.75
Common Area Maintenance Costs	870	\$ 12.89	\$ 934.53	\$ 934.53
Subtotal				\$ 2,783.28
GST				\$ 139.16
Total				\$ 2,922.44
GST# 86590 4650 RT0001			SubTotal	
			Shipping	
			Tax Rate(s) 5.00%	\$ -
			TOTAL	\$ 2,922.44

Payments are made through Electronic Funds Transfer. If you have NOT made arrangements to pay through EFT please ensure alternate payment form has been preapproved in writing by the Landlord.