

## LEASE AMENDMENT AGREEMENT

THIS LEASE AMENDMENT AGREEMENT (the "Agreement") between the parties is made at the City of Victoria, Province of British Columbia and dated the 13 day of February, 2014,

BETWEEN:

**COLWOOD SOOKE DEVELOPMENTS LTD. in trust for**  
**COLWOOD CITY CENTRE LIMITED PARTNERSHIP**

( the "Landlord" )

OF THE FIRST PART,

AND:

**FOUR MILE PUB LTD.,**  
199 Island Highway, Victoria, British Columbia V8W 1M2

(the "Tenant")

OF THE SECOND PART.

;  
;  
WHEREAS:

- A. the parties entered into a Lease Agreement (the "Lease") dated the 2<sup>nd</sup> day of May, 2012 for property located at 1913 Sooke Road, Victoria, B.C.; and
- B. the parties wish to amend the Lease to document their agreement to extend the term of the Lease to s.21

s.21



3. This agreement shall ensure to the benefit of, and be binding upon, the parties hereto and their successors, administrators, heirs, and executors.


4. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument. Delivery of an executed counterpart of this Agreement by facsimile or electronic means including, without limitation, by facsimile or electronic delivery in portable document format ("pdf") or tagged image file format ("tiff") shall be equally effective as delivery of a manually executed counterpart thereof. Any party delivering executed counterpart by facsimile or by electronic means shall also deliver a manually executed counterpart of this Agreement, but failure to do so shall not affect the validity, enforceability or binding effect hereof.

5. Each of the parties will, on demand by another party, execute and deliver or cause to be executed and delivered all such further documents and instruments and do all such further acts and things as the other may reasonably require to evidence, carry out and give full effect to the terms, conditions, intent and meaning of this Agreement and to assure the completion of the transactions contemplated hereby.

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

**COLWOOD CITY CENTRE LIMITED PARTNERSHIP**  
by its General Partner: Colwood Sooke Developments Ltd.

Per:

  
Authorized Signatory JOHN PARKINSON  
CEO.

**FOUR MILE PUB LTD.**

Per:

  
Authorized Signatory