

TRIPARTITE AGREEMENT (RESALE)

FRASER

THIS AGREEMENT made the ____ day of _____, 20__.

BETWEEN:

W K~~less~~ée ´

AND:

W M~~ortg~~agee ´

AND:

SIMON FRASER UNIVERSITY, a British Columbia University created pursuant to the University Act, and having an office at 8888 University Drive, Burnaby, British Columbia, V5A 1S6

W U~~niversity~~ ´

WHEREAS:

- A. By a ground lease dated for reference December 15, 2017 W K~~ground~~ Lease ´ D Q G registered in the New Westminster Land Title Office under registration number CA6517733, on the terms and conditions therein contained, the University, as lessor, did demise and lease to Mosaic Fraser Holdings Ltd. W M~~ortg~~agee ´ D V lessee, those lands in the Province of British Columbia, more particularly known and described as:

Lot 31
District Lot 211
Group 1
New Westminster District
Plan EPP29187

B. The Lands have been subdivided into strata lots by the deposit of a leasehold strata plan in the Land Title Office in accordance with the provisions of the Strata Property Act, S.B.C. 1998, chapter 43, as amended, and the Land Title Act, S.B.C. 1996, chapter 250 and the Registrar of the Land Title Office has issued in the name of the University, as registered owner in fee simple, new certificates of title to each of the strata lots shown upon the leasehold strata plan;

C.

nor advised the University in writing, within forty-five (45) days of receipt of a request from the University for its consent, that it will not provide its consent, the Mortgagee will be deemed to have consented to the modification or amendment); or

(ii) w K L F K G R H V Q R W P D W H U L D O O \ D G Y H U V H O \ D I I H F W V
without giving the Mortgagee seven (7) days prior written notice.

2. The Lessee acknowledges and represents to the Mortgagee that it has entered into possession of the Leased Premises pursuant to the terms of the Lease.
3. The University covenants and agrees to grant and provide to the Mortgagee all rights,
D V V X U D Q F H D Q G Q R W L F H D I I R U G H G X Q G H U W K H W H U P V R I W

opportunity by the Lessee and the University to participate in the arbitration proceedings if the Mortgagee considers such proceedings may affect its mortgage security.

7. If the Mortgagee shall have fully cured any default in the payment of any Rent (as defined in th004 (m)-2.9T0 11.04 TGS0 gs /T 0 0 612 792 re W* n BT /TT0 826296 (i)5T0 11.04.005 (2.

