

LEASE AMENDING AGREEMENT

This **Lease Amending Agreement** (the “**Agreement**”) is made as of the ___ day of November 2025.

BETWEEN:

THE CORPORATION OF THE TOWN OF GRAND VALLEY,
a corporation incorporated under the laws of Ontario
(the “**Landlord**”)

– and –

HIGHLAND HEALTH NETWORK INC.
a corporation incorporated under the laws of Ontario
(the “**Tenant**”)

Collectively, the “**Parties**”.

RECITALS

A. The Landlord and Tenant entered into a commercial lease dated February 1, 2025 (the “**Original Lease**”) for certain premises located at **21 Main Street North, Grand Valley, ON L9W 5S6 (Upper Level)** (the “**Existing Premises**”).

B. The Tenant has agreed to take over an additional unit within the same building, described as the **Lower Level** (the “**Additional Premises**”), effective **December 1, 2025** (the “**Expansion Date**”).

C. The Parties wish to amend the Original Lease to reflect the addition of the Additional Premises and establish the new total rentable area of the leased premises.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Definitions

1.1 Except as expressly modified by this Agreement, all defined terms in the Original Lease have the same meaning when used in this Agreement.

2. Addition of the Additional Premises

2.1 Effective **December 1, 2025**, the Tenant shall lease from the Landlord the Additional Premises known as the **Lower Level**, located within **21 Main Street North, Grand Valley, ON L9W 5S6**, consisting of approximately **4,671 sq. ft.** of rentable area.

2.2 As of the Expansion Date, the Existing Premises and the Additional Premises shall collectively be referred to as the “**Premises**” under the Lease.

3. Rentable Area

3.1 As of the Expansion Date, the total rentable area of the Premises shall be deemed to be **4,671 square feet**.

3.2 The rentable area is conclusively agreed upon by the Parties and shall be used for calculating all Rent and Additional Rent under the Lease, unless otherwise expressly provided herein.

4. Base Rent and Additional Rent

4.1 Effective as of the Expansion Date, Base Rent shall be adjusted to reflect the increased rentable area. The new Base Rent schedule for the Premises is attached as **Schedule “A”** to this Agreement.

4.2 The Tenant shall also pay Additional Rent with respect to the Additional Premises in accordance with the terms of the Original Lease, calculated based on the new total rentable area.

5. Term

5.1 The Term of the Lease with respect to the Additional Premises shall be co-terminous with the Term applicable to the Existing Premises, ending on the same expiry date and subject to the same renewal options (if any), unless otherwise stated in **Schedule “B”**.

6. Condition of the Additional Premises

6.1 The Tenant accepts the Additional Premises on an “**as is, where is**” basis unless the Landlord has agreed to perform work described in **Schedule “C”**, if applicable.

6.2 Any Tenant’s Work to be completed within the Additional Premises shall be subject to the same approval processes, insurance, and indemnity requirements stated in the Original Lease.

7. Security Deposit / Letter of Credit

7.1 If required, the Tenant shall increase the amount of its security deposit or Letter of Credit to ensure compliance with the Lease, as further described in **Schedule “D”**.

8. No Other Amendments

8.1 Except as amended by this Agreement, all terms and conditions of the Original Lease remain unchanged and in full force and effect.

8.2 In the event of any inconsistency between this Agreement and the Original Lease, this Agreement shall prevail.

9. Governing Law

9.1 This Agreement shall be governed by and interpreted in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

10. Counterparts & Electronic Signatures

10.1 This Agreement may be executed in counterparts and delivered electronically, and all such counterparts together constitute one agreement.

IN WITNESS WHEREOF, the Parties have executed this Lease Amending Agreement as of the date first above written.

LANDLORD:

THE CORPORATION OF THE TOWN OF GRAND VALLEY

Witness:

Per: _____
Name:

TENANT:

HIGHLANDS HEALTH NETWORK INC.

Witness:

Per: _____
Name:

SCHEDULE "A"
BASIC RENT

Period	Per Sq. Ft./Year	Per Year + HST	Per Month + HST
December 1, 2025 – January 31, 2026	4,671 sq. ft. at \$1.085 per sq. ft.	\$60,816.48 + \$7,906.14 HST	\$5,068.04 + \$658.84 HST

SCHEDULE "B"
TERM

Term for Additional Premises shall be December 1, 2025 – January 31, 2026, and thereafter co-terminates with the Original Lease.

SCHEDULE "C"
WORK TO BE COMPLETED BY LANDLORD

SCHEDULE "D"
RENTAL DEPOSIT

A further deposit in the amount of \$2,560.58 (\$2,266 + \$294.58 (HST)) is to be provided to the Landlord.