

notification by the agent, such agent is authorized to lease the vacant unit to any reputable undesignated tenant, subject to the approval of the authorized representative of the Canadian Government.

- (c) The Construction Agent shall not be required to permit a prospective tenant to occupy a unit until a lease has been executed, the form of which will be approved by the authorized representative of the Government.
- (d) Use and occupation of the premises shall be subject to such rules and regulations as the authorized representative of the Government may from time to time reasonably prescribe for military requirements, for safety and security purposes, consistent with the use of the premises for housing.

3. The rights of the Construction Agent may be made subject to a mortgage, lien or other encumbrance, without affecting the rights of the Government set forth in this Article III.

ARTICLE IV

Rents for Facilities

1. From the date of the first occupancy to the end of the initial ten (10) year period as hereinafter set forth in Article X, the rents to be collected from the designated tenants by the Construction Agent in accordance with the terms of this agreement shall be as follows:

Two bedroom row-type unit for officers US	\$.....per month
Three bedroom row-type unit for officers US	\$.....per month
Four bedroom row-type units for officers US	\$.....per month
Two bedroom row-type unit for airmen US	\$.....per month
Three bedroom row-type unit for airmen US	\$.....per month

All rentals scheduled above shall be the total amount to be charged the tenant for all unit space with all utilities furnished, such as unit space, heat, hot and cold running water, electricity for lighting, cooking, laundry and the use of normal household appliances.

2. The rents set forth in paragraph 1 hereof, may be modified to accommodate variable rental conditions at the request of the Government's authorized representative at any time during the initial ten (10) year period. The total amount of the rents to be collected from the project as a whole during the initial ten (10) year period shall not, however, be decreased by reason of such modification.

- (a) The rents to be collected from tenants designated by the Government during the period of ten (10) years following the initial ten (10) year period shall be at lower rentals mutually agreed upon annually by the Government and the Construction Agent.
- (b) Rent shall be paid monthly in advance by each tenant to the Construction Agent and in no event later than the tenth of each month.
- (c) The Construction Agent shall notify the authorized representative of the Government of the failure of any designated tenant to pay his or her rent.