

Form A19

LEASE

*Standard Forms of Conveyances Act, S.N.B. 1980, c. S-12, s.2*

The parties to this lease are:

**The City of Saint John**, having its City Hall at 15 Market Square, Saint John, New Brunswick, a body corporate by Royal Charter, confirmed and amended by Acts of the Legislative Assembly of the Province of New Brunswick, the "Lessor"

- and -

**YUFAN INVESTMENT LTD. (Business #705181)**, a corporation, registered under the laws of the Province of New Brunswick, having its registered office at 45 Berkshire Crescent, Quispamsis, N.B., E2E 6B2, this is Felix Liu doing business under the name and style "**Chicken by Felix**", the "Lessee".

The "Rules and Regulations" attached hereto as Schedule "D" and the Form attached hereto as Schedule "D-1" form part of this Lease.

The Lessor leases to the Lessee the premises described in Schedule "A" attached hereto on the following conditions:

|                       |   |
|-----------------------|---|
| Duration:             | 5 years and 0 months  |
| Date of Commencement: | February 1, 2019  |
| Date of Termination:  | January 31, 2024  |
| Payment Dates:        | First day of each and every month during the term hereof commencing April 1, 2019 |
| Place of Payment:     | Cashier's Office<br>City Hall<br>Saint John, NB                                   |

This lease contains the covenants and conditions which are attached and set out in Schedule "C".

DATED December 7, 2018.

SIGNED, SEALED & DELIVERED  
in the presence of:

THE CITY OF SAINT JOHN

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Common Clerk

Common Council Resolution:  
\_\_\_\_\_, 2018

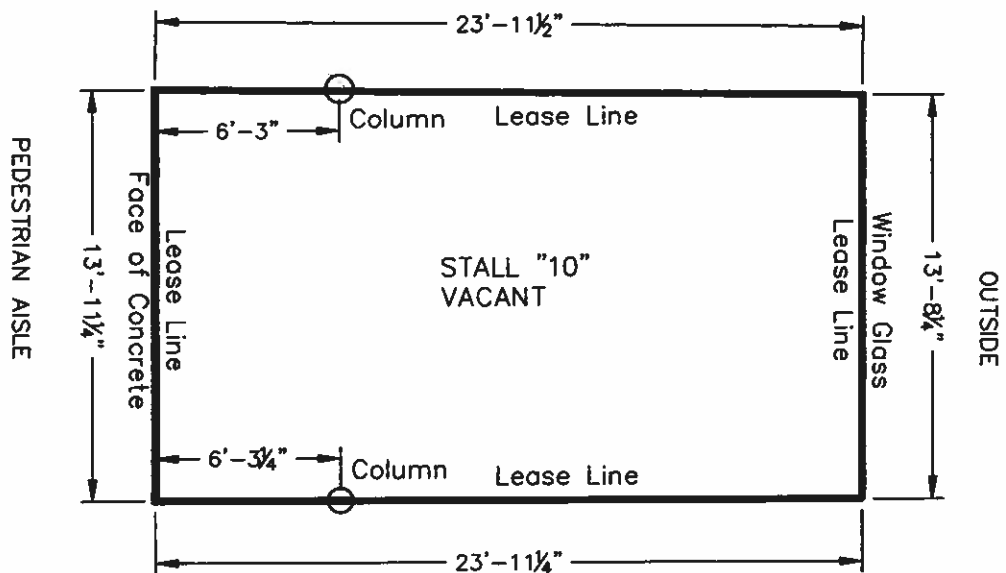
\_\_\_\_\_  
Chicken by Felix 705181/YUFAN

INVESTMENT LTD.

Per: Xiao Liu

And: Rui Hua

# Schedule "A"



Name and Address of Space:

City Market, Stall "10" Vacant  
Saint John, N.B.

I hereby certify that the rentable area as shown above is

330

Square Feet

Date: May 17, 2017

Scale: 1"=5'

**HUGHES SURVEYS & CONSULTANTS INC.**  
Saint John, N.B.

Job Number: Y12-227

CAD Drawing: STALL 10 VACANT - MAY 17 2007

Plot: 2012JOBS

Drawn By: R.E.S.

Area: G/08-T2C-SE(1)