

Notes: Items of Concern

#1...Tenant has failed to provide proof of insurance (a photocopy) so that the Huntsville Lions club could both confirm tenant coverage and have a copy held in our records... *in violation of clause #1*

#2... Tenant has made modifications (bar cut in half) to the leased area without acquiring approval of landlord.... *in violation of clause #4 & 5*

#3... Tenant has prospered financially and directly by sub-renting the same area leased to the Theatre Company without landlords approval...*in violation of clause #3*

#4... Tenant has frequently interfered with Wednesday evening Lion Club meetings ... *in violation of clause #6*

#5... Tenant has many times by leaving the kitchen in a very unclean matter ...*in violation of the very first clause of agreement.*

#6... Tenant has painted black all upstairs walls, ceiling tiles and surface areas ...*in violation of clause #4 & 5*

#7... Tenant has drilled into structural main wooden beams approximately 100 times in different locations and attached inappropriate items (boat tie offs used on docks) with no concern for esthetic value of decorative beams once items are removed!...*in violation of clause #4 & 5 .*

It is the decision of the Landlord, the Huntsville Lions Club, who is responsible for the use and care of the Lions Chaffey Hall, that the Tenant, The Huntsville Community Theatre Company, by committing all these violations has made the original lease agreement NULL-AND-VOID and is to be held financially responsible for the costs to return the room to the previous condition.

The Huntsville Lions Club has always supported community groups. We have raised and overseen the distribution of more than \$95,000.00 just in the last few years to local citizens who have approached the Lions Club for help. The Lions Club has been diligent to confirm all requests for support before tabling the different request for decision with it's members.

The Huntsville Lions Club members, with enthusiasm, agreed to support the Huntsville Theatre Company with it's request to utilize our upper hall. It is unfortunate that this same group did not show it's appreciation by honouring the lease agreement signed 2014-11-14. Therefore, the tenant, as a group has demonstrated themselves to be aggressive, disrespectful of the Huntsville Lions Club, it's members and building and guilty of multiple Tenant violations.

Despite the above, the members of the Huntsville Lions Club would like to offer the Huntsville Community Theatre Company a new lease agreement that would reflect the Landlord concerns. All the details have yet to be agreed upon by the Lion members but can be dealt with at our next meeting. Once endorsed by those in authority, the theatre group will be able to continue use of the upper portion of the Huntsville Lions Chaffey Hall. If not, the theatre group can make arrangements with the Huntsville Lions Club to remove the theatre groups possessions and make arrangements to cover the cost of returning the hall to it's previous condition.

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R. W. Hobman President

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R. Jacques Vice-President