CANADA



Government of Quebec

DEPARTMENT of LANDS and FORESTS LANDS SERVICE

No. 27,006

LEASE

BETWEEN the Honourable Minister of Lands and Forests, and for and in the name of the Government of Quebec, duly authorized to the purposes hereof by and in virtue of order-in-Council number 541-72 dated February 22nd 1972

The purpose of the Government of Quebec, duly authorized to the purposes hereof by and in virtue of order-in-Council number 541-72 dated. February 22nd 1972

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PARTY OF THE FIRST PART, hereinafter named the "LESSOR", and

Hr. Allan H. McLeen.

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PARTY OF THE SECOND PART, hereinafter named the "LESSEE", which said Parties, acting as aforesaid, have declared, covenanted and agreed as follows: —

The LESSOR hereby leases to the LESSEE, accepting hereof, the following, viz: —

Lot thirty-mir (36), range "D", Township of Lealie, lake Otter:

of an area of 0.60 acre more or less, such as the whole now is and with which the LESSEE declares to be content and satisfied, having seen and examined the same.

The LESSEE declares moreover that the above mentioned land is neither occupied nor improved.

THE PRESENT LEASE is furthermore subject to the following charges, clauses and conditions, viz. —

- 1° Term: The present lease is granted for a term of ten (10) years, to be computed from the first day of September 1974 , with option of renewal at the discretion of the LESSOR as stated hereafter.
- 2° Rental: The LESSEE will pay to the LESSOR an annual rental of \$45.00(forty-five dollars). This rental shall be payable in advance every second year.
- 3° Right of the Lessee: The LESSEE is hereby authorized to occupy and enjoy the land presently leased, but solely for the following purposes, viz: private summer resort.
- 4. Improvements: The LESSEE shall be bound to make on the land at present leased, during the first year of the lease, improvements to the value of at least \$ 500.00 , and to maintain, after and during all the rest of the term, construction to the value of at least \$ 3,000.00.
- Transfer: The LESSEE shall not transfer his rights in the present lease nor sublet the said land or any part thereof without the written consent of the LESSOR. Should a transfer be accepted, a fee of \$ 10.00 shall be charged.
- 6° Special Clauses: —

The water-closets and cesspools must be situated at a distance of at least 100 feet from the shore, the part of the shore facing the site now rented must be cleared of dead trees and of refuse, and the decorative trees on the shore must be safeguarded as such as possible.



- Taxes: The LESSEE IDENTIFY towns to pay all renes, assessments and other ones that may be lawfully imposes upon the said land during the time present lease.
- Federal and Provincial Laws: The LESSEE shall be bound to comply with federal and provincial for concerning the projection of forests. At his lands, havigation even of pleasure challs, himes. Asheries, the driving of regs, and dams.
- 9° Dams. The LESCE: Lead not have the night to claim against anyondy for damage lead, or or liable to be caused, by the construction and muldenance of uni, dominationized by lie Government.
- 10 Right of way for third parties: The LESSSE shall be bound to give, without clauge oil the above leased premises at the request of the 125SOR, and at the place phosen by the fact in oan igrainted oil or eligible. Crow family a right of way for persons and vehicles, which is the openion of the LESSOR is not searl to uch granted or leach to enjoy the lands granted or leaches.
- Timber: It is also agraed that the present leave gives no right what wind the LESSEE to the timber growing on the said land. Should the LESSEE need to our timber for the proposes may boned in the said time. I prove permission must be obtained from the propose authorities.
- 12.1 Renewal: The 1255 duvil to granted the right to a reasonable ren wal of the leasonat the expiration of the term, at conditions to be their fixed on the 1255QS of improvements satisfactory to the LESSOR have been made not the leased premises.
- 13 Right of way: The JESSEE shall acquire at his own cost and passage he may need in order 13 have occess to the leased premises.
- Cancellation: It is not only expressly agreed and understood that the LESSOR shall have the right to cancel the present lease and to resume unities on and control or the said land, at any time during the said form, upon a simple thirty-day notice in writing stollar doc. Minister of Lands and Farests to the LESSEE, without any recourse by the LESSEE for compensation arm as a sit, on account of his works of improvements, (which nevertheless he may be at liberty to remove) in the event of the scind land being, in the opinion of the LESSOR, required for public purposes.
- The LESSOR may cancer on present lease conformably to articles 43 and following of the Laws respecting Public Lands and Forests (Reviser Clarator 5) Quebec 1911, anopter 95), in each and every of the following cases:
 - at if the lease has been crome liabon incorrect attenuation or declarations by the LESSEE
 - b) to the event of the COURE outsigning the sold lands or often purposed than those mentioned in the present leaso
 - c) In the event of the in such respondence being paid to tall stated their they days after its falling due (even if proper notice houses been given)
 - d) in the event of the LC SZE critising or neglecting to full," at or any of the conditions herein set folds and contained.

and this cancellation shall involve the complete confection of all moneys paid by the EESSEE as well as any expenses or improvements laid out or made on the cold land.

- 16° When the lease expire of the end of the term, the LESSES shall, after being notified by the LESSOR to this effect remove, at his own expense and immediately, the works carried out, buildings and improvements, so as to leave the land in the same condition in which he received it. Should the LESSES fail to abide by these instructions within a reasonable time, the LESSOR 100, 100 facts, hecome sate common call works, buildings and improvements. Just the wish to avail nimself of the desent provisions tollowing the relinquishment of his rights by the LESSES. The above mentioned relinquishment arm to a entural sole ownership ensuing in favor of the LESSOR also covers all road work and any other work connected uncovering, while our exception.
- Place of payments. All payments under the present lease shall be made in full and directly to the Department of Lands and Forests of the Province of Quebic, as by these presents stipulated, the LESSOR specially reserving his right to accept or refuse any partial payment, interest at the rate of seven per cent (7%) will be charged on all delayed payments.

	1974 for the LESSEE, and at Queber
n the October 2, 1974	, for the LESSOR.
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	Joint Deputy-Minister of Lands and Porests
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First Witness	Losses
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CANADA



Government of Quebec

DEPARTMENT of LANDS and FORESTS LANDS SERVICE

No. 27,007

LEASE

BETWEEN the Honourable Minister of Lands and Forests, and for and in the name of the Government of Quebec, duly authorized to the purposes hereof by and in virtue of order in Council number 541-72 dated February 22nd 1972 , herein represented by his Joint Deputy Minister. Mr. Antonio Gegnon

PARTY OF THE FIRST PART, hereinafter named the "LESSOR", and

Mr. Wayne F. Williams

PARTY OF THE SECOND PART, hereinafter named the "LESSEE", which said Parties, acting as aforesaid, have declared, covenanted and agreed as follows: —

The LESSOR hereby leases to the LESSEE, accepting hereof, the following, viz: -

Lot thirty-seven (37), range "D", Township of Lealie, lake Otter;

of an area of 0.54 acre more or less, such as the which the LESSEE declares to be content and satisfied, having seen and examined the same. more or less, such as the whole now is and with

The LESSEE declares moreover that the above mentioned land is neither occupied nor improved.

THE PRESENT LEASE is furthermore subject to the following charges, clauses and conditions, viz: --

- Term: The present lease is granted for a term of tem (10) computed from the first day of September 1974 of the LESSOR as stated hereafter. years, to be , with option of renewal at the discretion
- 2° Rental: The LESSEE will pay to the LESSOR an annual rental of \$45.00(forty-five dollars). This rental shall be payable in advance every second year.
- Right of the Lessee: The LESSEE is hereby authorized to occupy and enjoy the land presently leased, but
- Improvements: The LESSEE shall be bound to make on the land at present leased; during the first year of the lease, improvements to the value of at least \$ 500.00 , and to maintain, after and during all the rest of the term, construction to the value of at least \$ 3,000.00.
- 5° Transfer: The LESSEE shall not transfer his rights in the present lease nor sublet the said land or any part thereof without the written consent of the LESSOR. Should a transfer be accepted, a fee of \$ 10.00 shall be charged.
- 60 Special Clauses: -

The water-closets and coespools must be situated at a distance of at least 100 feet from the shore, the part of the shore facing the site now rented must be cleared of dead trees and of refuse, and the decorative trees on the shore must be safeguarded as much as possible.

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- 7° Taxes: The LESSEE that bound to pay all taxes, assessments and other dues that may be lawfully imposed upon the said land during the taxin the present loads •
- 8 Federal and Provincial Laws: the CUSSEE shall be bound to comply with federal and provincial accomposition of corests, public lands, navigation even of pleasure crafts, mines, fisheries, the driving a dogs, and doms
- 9° Dams: The LESSEE shall not have the right to claim against anybody for damages caused, or hable to be caused by the construction and fraintenance of any dam duly authorited by the Government.
- 10° Right of way for third parties: The LESSEE shall be bound to give, without charge, on the above leased premises, at the request of the LESSOR, and at the place chosen by the latter, to any pantee or lessee of Crown lands, a right of way, for persons and charges, which at the opinion of the LESSOR is necessary to such grantee or lessee to enjoy the lands granted or lesse.
- Timber: It is also agreed that the present leaso gives no right whatever to the EESSEE to the timber growing on the said land. Should the LESSEE, need to cut finiter for the purposes mentioned in the said lease, prior permission must be obtained from the propor authorities.
- 12° Renewal The LESSEE will be griffered the right to a reasonable renown of the lease at the expiration of the term as conditions to be then time by my theSSOR if improviments satisfactory to the LESSOR have been made on the leased premises.
- 13. Right of way: The USES shall acquire at his ewn cost any passage he may need in order to have access to the leased premises.
- Cancellation: It is more expressly agreed and understood that the EESSOR shall have the right to cancel the present lease and to resume possession and control of the said land, at any time during the said term, upon a simple thirty-day notice in writing from the Hon. Whilster of Lands and Forests to the LESSEE, without any recourse by the LESSEE for compensation or landmility on account of his works or improvements, (which nevertheless he may be at liberty to remove) in the event in the said land being, in the opinion of the LESSOR, required for public purposes.
- 15° The LESSOR may cannot his present lease, conformably to articles 42 and following of the Laws respecting Public Lands and Forests (Flavised Statutes of Quebec 1941, chapter 93) in each and every of the following cases:
 - of it the tease has been cranted span incorrect (identified or declarations by the LESSEE
 - by In the event of the ERSING occupying the and lands for other purposes than those mentioned in the present least
 - c). In the event of the annual to selved being paid in full within thirty days after its falling due (even if proper notice has not been given).
 - d) In the event of the LESSEE rationing or neglecting to fallifield or thy of the conditions herein set forth and contained,

and this cancellation shall involve the complete forfeiture of all moneys paid by the LESSEE, as well as any expenses or improvements laid out or made on the said land.

- 16° When the lease expires at the end of the tarm, the LESSEE shall, after being notified by the LESSOP to this effect, remove, at his own expense and immediately, the works carried out, buildings and improvements, so as to leave the land in the same condition in when he received it. Should the LESSEE fail to abide by these instructions within a reasonable time, the LESSOR class lipso sector, becomescole owner of said works, haildings and improvement, should ne wish to avail himself of the present provisions following the relinquishment of his rights by the LESSEE. The above mentioned refinquishment and the eventual sole ownership ensuing in favor of the LESSOR also covers all road work and any other work connected a c-cwith, without exception.
- 17° Place of payments: Air payments under the present lease shall be made in full and directly to the Department of Lands and Forests of the Province of Quebec, as by these presents stipulated, the LESSOR specially reserving his right to accept or refuse and payment. Interest at the rate of seven per cent (7%) will be charged on all delayed payments.

TH	IUS DONE and SIGNED in duplicate at	TAWA , ONTARIO , CANADA
on the 30	OTH DAY OF SEPTEMBER , 197	7 4, for the LESSEE, and at Quebec
on the	October 10, 1974	for the LESSOR.
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		Deputy-Minister of Lands and Forests
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and the same of th	53-54	
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