

Rules and regulations

1. All products sold must comply with all Federal, Provincial and Municipal laws, standards, and policies regarding the sale of these products.
2. There is no parking on the Property. There are several public parking lots nearby for your use.
3. The Licensee shall not permit any type of animal in or about the Licensed Space or Premises.
4. Bicycles may be stored only in areas specifically designated by Libro's Landlord. No bicycles are to be stored inside the Leased Space or Premises.
5. Smoking is prohibited on Libro Premises and within the Commercial Complex and Property.
6. Food is not permitted in the Licensed Area, Premises and Commercial Complex, except as inventory for sale and for a small amount of food for Licensee's personal consumption.
7. The Licensee hereby accepts notice that interior and/or exterior common areas of the Commercial Complex, in addition to the Licensed Space, may be subject to video surveillance by Libro, Landlord or its agents for the purpose of maintaining security and prevention of crime.
8. The Licensee shall not violate, or permit or tolerate the violation of, any Federal, Provincial, or Municipal statute, regulation, law, or by-law within the Licensed Space, Premises or the Commercial Complex.
9. No illegal or offensive activity is permitted within the Commercial Complex or on the Property nor is any activity that constitutes a nuisance or interferes with the rights of other tenants.
10. The Licensee shall not add to, alter or render inoperable any lock, or lock system, at the Licensed Space, Premises or Commercial Complex for any reason.
11. The Rules, regulations, and posted notices governing the use of any additional services provided by the Libro's Landlord shall be observed and adhered to.
12. Licensee's merchandise must be displayed in a manner approved by Libro, at Libro's sole discretion.
13. The Licensee must supply his/her own equipment including, but not limited to, lamps, electric outlet adapters, extension cords. Libro reserves the right to limit the total electrical amperage to the assigned Licensed Space.
14. Display and signage must be approved by Libro and Property Management of 1888181 Ontario Inc., the Landlord.
15. All displays must be safe and aesthetically pleasing, at the sole discretion of Libro.
16. Signage shall contain no misleading information.
17. No signs, advertisements, or notices shall be posted or inscribed on or in any part of the Commercial Complex by the Licensee, except with the Landlord's consent, in a place designated by the Landlord.
18. The Licensee shall not install or permit the installation over any windows or doors; any flags, sheets, towels, metal, or other similar items which, in the opinion of Libro and /or the Landlord, are detrimental to the appearance of the building.
19. Further to clause 3 of the Vendor License Agreement, the Licensee shall not, in or on any portion of the Licensed Space, Premises or Commercial Complex, install wallpaper upon, paint or permit the painting of, any wall, ceiling, floor, or fixture; erect or permit the erection of any structure; or make or permit any other changes or alterations.

20. Without limiting the generality of the foregoing, there shall also be no spikes, nails, hooks, screws, self-adhesive picture hangers, clothes hooks, refrigerator decorations or stick-on hangers put into or upon any woodwork or trim in the Licensed Space, Premises or Commercial Complex.
21. Licensees are solely responsible for maintaining the ongoing cleanliness and daily end of business clean-up of the assigned Licensed Space.
22. All garbage shall be wrapped in plastic or disposable garbage bags and tied, and sorted if required, and placed by the Licensee in the area(s) designated by Libro, and at such times as Libro may designate, all in conformity with Health regulations and any applicable recycling regulations.
23. No obstruction or interference that impedes use of the common areas, walks, drives, loading areas, parking areas, corridors, hallways, vestibules, and stairs is permitted on the Property.
24. The sidewalks, entry, passageways, and stairways in the common areas of the Commercial Complex shall not be obstructed or used for any purpose except for proper access to and from the Licensed Space, and no door shall be propped open. The Landlord shall have the right to limit access to the Commercial Complex by delivery services or solicitors, at its sole discretion.
25. Goods, merchandise, equipment, or any personal property may not be stored in the Licensed Space, except for inventory within the Licensed Space necessary for Licensee's normal business operations.
26. The Licensee shall not do, bring, or keep anything in the Licensed Space, Premises or Commercial Complex, or permit such act that will in any way create a risk of fire or increase the rate for fire insurance on the building or its contents or other tenants.
27. The Licensee shall not bring or store or permit the bringing or storage of any contaminants or noxious, dangerous, or toxic substances into or upon the Licensed Space, Premises or the Commercial Complex. If a question arises about a contaminate or a noxious, dangerous, or toxic substance, such question will be answered having regard to Ontario or federal law, or by a person whom Libro believes to be an expert qualified to determine the question.
28. The Licensee shall not cause or permit any noise or interference which is disturbing to the comfort or reasonable enjoyment of the Premises or any part of the Commercial Complex by Libro or any other tenant.