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Document General
Form 4 — Land Registration Reform Act

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Form 11

Condominium Act, 1998

CERTIFICATE IN RESPECT OF A BY-LAW (under subsection 56 (9) of the *Condominium Act*, 1998)

Ottawa-Carleton Standard Condominium Corporation No. 735 (known as the "Corporation") certifies that:

- 1. The copy of By-law No. 4, attached as Schedule "A", is a true copy of the By-law.
- 2. The By-law was made in accordance with the *Condominium Act*, 1998.
- 3. The owners of a majority of the units of the Corporation have voted in favour of confirming the By-law.

Dated this 8 day of October, 2009.

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 735

Print Name: Alan Wo Print Title: President

(Seal)

I have authority to bind the Corporation.

Schedule "A"

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 735

BY-LAW NO. 4

BE IT ENACTED as By-Law No. 4 (being a by-law to authorize the corporation to lease a portion of the common elements) of OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 735 (hereinafter referred to as the "Corporation") as follows:

WHEREAS:

- (1) Section 21 of the *Condominium Act*, 1998 states that a condominium corporation may lease a portion of the common elements (which is not designated for the exclusive use of a particular owner) provided this is authorized by by-law of the corporation.
- (2) The corporation wishes to enter into a lease, in favour of the owner of retail unit 2 level 1, of that portion of the common elements described in the attached Schedule "1".

NOW THEREFOR be it enacted as a by-law of the corporation as follows:

ARTICLE I DEFINITIONS

All words used herein which are defined in the *Condominium Act*, 1998, as amended, or any successor thereto (the "Act"), shall have ascribed to them the meanings as set out in the Act.

ARTICLE II. LEASE OF PORTION OF COMMON ELEMENTS

The corporation is hereby authorized to lease that portion of the common elements described in the attached Schedule "1" to the owner of retail unit 2 level 1 of the corporation, on terms acceptable to the Board. All related modifications to the common elements within the leased portion of the common elements (including the installation of a railing) are hereby approved.

ARTICLE III. MISCELLANEOUS

- (1) <u>Invalidity</u>: The invalidity of any part of this By-law shall not impair or affect in any manner the validity and enforceability or effect of the balance hereof.
- (2) <u>Waiver</u>: No restriction, condition, obligation or provision contained in this By-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
- (3) <u>Headings</u>: The headings in the body of this By-law form no part thereof but shall be deemed to be inserted for convenience of reference only.
- (4) <u>Alterations</u>: This By-law or any part thereof may be varied, altered or repealed by a By-law passed in accordance with the provisions of the Act, and the Declaration.
- (5) <u>Preparation:</u> This document was prepared in the year 2008 by Nelligan O'Brien Payne LLP in conjunction with the corporation.

The foregoing by-law is hereby passed by the Directors and confirmed by the owners pursuant to the *Condominium Act*, 1998 of Ontario.

DATED this 8th day of October, 2009.

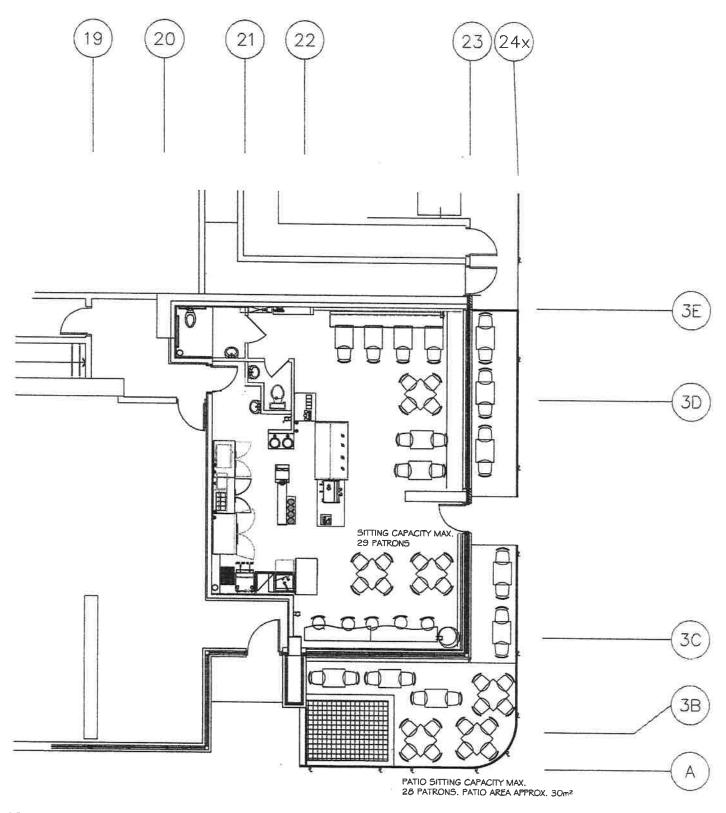
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 735

Name: Alan Wo Title: President

I have authority to bind the Corporation

Schedule "1"

Description of Leased Portion of the Common Elements



GROUND FLOOR SHAFALI CAFE & PATIO - 179 GEORGE ST.