



**Tender Form  
Operation of Arena Canteen**

1. Name of Operator:
2. Address:
3. Telephone:
4. Description of Operation:
5. Personnel: _____ _____ _____
6. Operating Hours: _____ _____ _____ _____
5. Monthly Rental Fee: a) Concession: _____ including GST.

I have carefully read the enclosed TERMS & CONDITIONS for the lease. I hereby offer to lease and operate the CANTEEN facility.

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Signature

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Date

**Corporation of the Town of Smooth Rock Falls  
Concession Lease  
Winter Operation**

The Corporation of the Town of Smooth Rock Falls lease agreement for rental of the Concession Area located in the Reg Lamy Cultural Center.

The '**Agreement**' is herewith entered into between:

Hereinafter referred to as the **OPERATOR** and the **Corporation of the Town of Smooth Rock Falls** hereinafter referred to as the **TOWN**.

**TERMS:** The AGREEMENT shall be for the following term:

\_\_\_\_\_ to \_\_\_\_\_  
Start Date End Date

**LOCALS:** The rental fee includes the use of the following: Concession Area (canteen and adjacent lobby).

**CONDITION:**

1. The **OPERATOR** shall be required to enter into an agreement with the TOWN prior to taking occupancy of the Concession Area (canteen and adjacent lobby).
2. The **FEE** shall be \$ \_\_\_\_\_ per month plus HST and shall be negotiated.
3. The **TOWN** shall assume cost of heating and power.
4. The **TOWN** shall **NOT be liable** for any damages to, or loss of, goods and equipment.
5. The **TOWN** shall approve the Operating Hours prior to the start-up date.
6. The **TOWN** shall be responsible for the daily washing of floors in the adjacent lobby only.
7. The **OPERATOR** shall be responsible for the daily cleaning (which includes sweeping floors, cleaning tables, and picking up the garbage) of the Concession Area (canteen and adjacent lobby). In addition, the **OPERATOR** shall be responsible for the daily washing of floors in the canteen only.
8. The **OPERATOR** shall be responsible for all payments by-law with respect to Provincial, Federal and Municipal Taxes and Sale Permits.
9. The **OPERATOR** shall be financially responsible for any alterations to the facility and any alterations must receive prior authorization from the Town.
10. The **OPERATOR** shall provide for its own Insurance coverage for the contents of the Concession Area.
11. The **OPERATOR** shall be responsible for any damages to the Concession Area (canteen and adjacent lobby).
12. The **OPERATOR** shall comply with all directives of the Porcupine Health Unit and to all Provincial, Federal and Municipal Acts and Regulations.
13. The cooking of french-fries and other fried foods are **NOT PERMITTED**.
14. Either party may terminate **THE LEASE AGREEMENT** by giving thirty (30) days notice.
15. Assignment of operation to a third party will not be permitted.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
OPERATOR

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK