



RENTAL CONDITIONS

1. Use of space

The renter has exclusive use of the space defined on the dates and times specified in the invoice. Subletting to other individuals or groups is prohibited, unless mutually agreed.

2. Purpose of use

The premises shall be used solely for the purposes specified in the rental invoice and in compliance with all relevant municipal or governmental laws.

3. Capacity Limit

The renter agrees to adhere to a maximum occupancy limit of 249 individuals at any given time within the entire building.

4. Sale of alcoholic beverages

La Fab holds a permanent liquor license issued by the Régie des alcools, des courses et des jeux du Québec. All alcoholic beverages must be supplied exclusively by La Fab. The renter must inform La Fab, at least 15 days in advance, of its intentions regarding the free distribution or sale of alcohol at its event.

5. Notification of damage and liability

The renter must notify La Fab immediately of any damage to the furniture or premises. La Fab will carry out any necessary repairs or replacements. If the cost of repairs or replacements exceeds the amount of the deposit or insurance cover, and if the hirer is responsible for the damage, La Fab will invoice the renter directly.

6. Smoking and open flames

It is forbidden to smoke or use naked flames (including candles, lanterns, oil lamps) on the premises.

7. General Indemnification

The renter agrees to indemnify and hold La Fab harmless from and against any and all costs, liabilities, claims, damages or expenses arising out of tenant's use of the premises, including by participants or guests. This includes any breach of this agreement or any incident involving loss of life, personal injury or property damage caused by the renter, participants or guests.

8. Compensation for use of equipment

In addition, the renter agrees to indemnify and hold La Fab harmless from and against any and all costs, liabilities, claims, damages or expenses resulting from any act, negligence or omission of renter, participants or guests in connection with the use of La Fab's equipment or materials. Renters are encouraged to purchase their own liability insurance.

9. Insurance information

If the renter is covered by insurance, details such as the name of the insurance company, the type of insurance and the level of coverage must be provided.

10. Maintenance of facilities

The renter is responsible for maintaining the facilities and returning them to their original condition after use. This includes organizing and cleaning the facilities and all furniture and equipment used. Cleaning products and accessories are available in the concierge's office.

11. Procedure before leaving the premises

The renter must ensure that the building is closed and locked using the code. A reminder note with detailed instructions will be emailed to the renter one week before the rental date. The steps to follow include the following:

- Check that all lights are off (except those outside).
- Make sure all windows and doors are properly closed.
- Set heating to 18 degrees Celsius (in winter).
- Lock all front doors using the provided code.

12. Termination clause

Either party may terminate the rental agreement upon written notice, even if the termination is for cause.

13. Cancellation policy

Up to 30 working days before: no charge*

Less than 30 days before: 50% charge

5 working days or less: full charge

*An administration fee of up to 20% of the rental value, to a maximum of \$100, may apply if La Fab has already provided more than one hour of planning.

14. Payment

Payments must be made by electronic transfer or credit card, as indicated on the invoice sent to the renter's e-mail address.

15. Acceptance of conditions

By paying the invoice provided, the renter acknowledges and accepts all the conditions set out in this document. Payment constitutes a binding agreement between the renter and La Fab sur Mill under the rental conditions stipulated.