RENTAL SPACE AGREEMENT

This Rental Agreement (the "Agreement") is entered into by Mint Room Studios Inc. (the "Company") and the individual or entity identified in the accompanying booking confirmation (the "Customer"). This Agreement governs the Customer's use of the rental space and associated facilities (collectively, the "Premises") located at 300 Campbell Ave, Unit #300, Unit #301, Unit 212 OR 213 Sterling Road Unit #212, Toronto, Ontario. This Agreement includes and incorporates by reference the Terms and Conditions set out in Appendix "A".

APPENDIX "A"

TERMS AND CONDITIONS

1. Grant of License:
   Subject to compliance with all provisions of this Agreement, the Company grants the Customer a non-exclusive, non-transferable, revocable license to access and use the Premises during the designated rental period solely for lawful, permitted activities.

2. Condition and Acceptance of Premises:
   The Customer accepts the Premises on an "as-is, where-is" basis and acknowledges that no warranties or representations have been made regarding its condition, suitability, or fitness for the Customer's intended use. The Company shall have no obligation to modify, clean, or improve the Premises prior to or during the rental period.

3. Permitted Use:
   The Premises may only be used for professional photography, videography, and other permitted creative productions. The Customer shall not exceed posted capacity limits without written permission and shall comply with all applicable municipal, provincial, and federal laws, including fire, safety, and zoning regulations. Unauthorized or unlawful activities are strictly prohibited and shall constitute a material breach of this Agreement.
4. Booking Confirmation and Term:
   The term of use ("Term") begins and ends as set out in the booking confirmation issued by the Company. The Customer shall strictly adhere to the Term and shall fully vacate the Premises by the conclusion of the Term, removing all personnel and personal property.

Payment Terms:

All fees must be paid in full at the time of booking. The Company may retain a security deposit, and the Customer shall provide valid photo identification and a credit card for incidental charges. All amounts are non-refundable except as expressly provided herein.

5. Extended Use:
   Use of the Premises beyond the scheduled Term requires express advance written approval. Additional charges apply, including $100/hour after 8:00 PM and before 8:00 (unless otherwise approved in writing). Unauthorized use beyond the Term constitutes trespass.

6. Termination:
   The Company may terminate this Agreement immediately and without notice upon any of the following:
   a. Violation of any term or condition herein;
   b. Violation of the Company's Harassment, Discrimination, and Misconduct Policy;
   c. Conduct that poses a health, safety, legal, or reputational risk to the Company or its personnel;
   d. Any use of the Premises for purposes other than those authorized;
   e. Causing or risking damage to the Premises, Company assets, or third-party property;
   f. Any act or omission that may void or adversely impact the Company's insurance.

   All fees paid shall be forfeited upon termination, and the Customer shall remain liable for all losses, costs, and legal fees incurred by the Company as a result of the breach.

7. Delivery and Removal of Equipment:
   All deliveries and removals must occur within the booked Term unless otherwise approved in writing. The Company shall not be responsible for accepting deliveries, and items left beyond the Term may be discarded or subject to storage fees at the Customer's risk.

8. Waiver of Liability:
   The Customer assumes all risk associated with the use of the Premises and waives any and all claims against the Company and its directors,

employees, and agents for personal injury, property loss, theft, or damage, whether arising from negligence or otherwise.

9. Release and Discharge:
   The Customer hereby releases and forever discharges the Company and its personnel from any liability for damages, loss, or claims arising from or in connection with the Customer's use of the Premises.

10. Indemnification:
    The Customer shall fully indemnify and hold harmless the Company and its affiliates, employees, officers, contractors, and agents from and against any and all claims, demands, losses, damages, liabilities, costs, and expenses (including legal fees on a full indemnity basis) arising directly or indirectly out of:

    a) The Customer's acts, omissions, or misconduct;
    b) Breach of any provision of this Agreement
    c) Injury or damage to persons or property;
    d) Violation of any law or third-party right;
    e) Breach of the Harassment, Discrimination, and Misconduct Policy.

    This indemnity shall survive the expiry or earlier termination of this Agreement.

11. Damage and Insurance:
    The Customer shall be liable for all damage to the Premises, its equipment, furniture, and fixtures, excluding ordinary wear and tear. The Customer is solely responsible for insuring their own property and for any losses sustained as a result of their use.

12. Tax Compliance:
    All fees are subject to applicable taxes, including HST.

13. Severability:
    If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

14. No Waiver:

The Company's failure to enforce any provision of this Agreement shall not constitute a waiver of its right to do so at any time.

15. Governing Law:
    This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein.
16. Binding Effect:
    This Agreement is binding upon the parties and their respective heirs, legal representatives, successors, and assigns.

HARASSMENT, DISCRIMINATION, AND MISCONDUCT POLICY

Mint Room Studios Inc. – Harassment, Discrimination, and Misconduct Policy

Preamble

Mint Room Studios Inc. ("**Mint Room**") is steadfastly committed to cultivating, preserving, and sustaining a professional environment that is safe, inclusive, dignified, and free of any form of harassment, discrimination, violence, or abusive conduct. This Policy outlines our zero-tolerance framework in alignment with our obligations under the Occupational Health and Safety Act, R.S.O. 1990, c. O.1 ("**OHSA**"), the Ontario Human Riwghts Code, R.S.O. 1990, c. H.19 ("**the Code**"), and common law duty of care principles. This Policy applies to all individuals on Mint Room premises or interacting with Mint Room personnel, including clients, guests, agents, contractors, and invitees.

1. Prohibited Conduct

The following conduct, whether direct or indirect, intentional or unintentional, verbal, non-verbal, physical, or digital, is strictly prohibited and constitutes a breach of this Policy:

a) Verbal abuse, shouting, insults, threats, or intimidation directed toward staff or other clients;
b) Physical violence or assault, including any form of unwanted physical contact;
c) Sexual harassment, including unwelcome sexual advances, gestures, commentary, or innuendo;

d) Discriminatory behavior based on race, national or ethnic origin, colour, religion, age, sex, gender identity or expression, sexual orientation, marital status, family status, disability, or any other protected ground under the Code;
e) Retaliation, retribution, or adverse treatment in response to a report or complaint;
f) Harassing conduct through digital platforms including emails, messages, or social media.

2. Scope and Application

This Policy applies to all activities, conduct, and communications occurring on Mint Room premises, including studios, common areas, parking lots, or digital spaces associated with Mint Room operations. It binds all persons interacting with the company in any capacity during or incidental to any rental, booking, communication, or engagement.

3. Reporting Mechanism

All incidents or concerns under this Policy must be reported to management at hello@mintroom.ca. Mint Room shall initiate a good-faith review of all complaints and may request written statements, evidence, or cooperation in its investigation. Mint Room retains sole, unfettered discretion to determine whether conduct constitutes a breach and what remedial measures are warranted.

4. Consequences and Sanctions

Any person found to have violated this Policy will be subject to any or all of the following:

a) Immediate ejection from the premises without refund;
b) Permanent, irrevocable ban from all Mint Room Studios locations;
c) Reporting to law enforcement where conduct constitutes criminal behaviour;
d) Financial liability for any damage, loss, or consequential impact arising from the misconduct.

5. Employment Protections and OHSA Compliance

Mint Room is a provincially regulated workplace and takes its legal obligations under the OHSA extremely seriously. The Company has a legal duty to protect all employees from workplace harassment and violence. Clients, guests, or contractors shall not engage in any behaviour that undermines the safety, dignity, or mental health of Mint Room's personnel. Mint Room will immediately suspend or terminate any session where OHSA-protected staff rights are jeopardized.

6. No Refund Policy for Violators

Any person removed or banned for violating this Policy shall not be entitled to any refund, credit, or rescheduling privilege. Monetary forfeiture is a necessary deterrent to protect studio safety and integrity.

7. Acknowledgment and Binding Nature

All persons entering or using Mint Room's premises or services are deemed to have read, understood, and agreed to the terms of this Policy. No additional warning, signage, or oral confirmation is required. This Policy may be amended or updated from time to time without prior notice.

RULES AND REGULATIONS

1. All individuals must conduct themselves in a respectful, professional manner at all times while on the Premises.

2. Proper attire must be worn at all times. Nudity, lewd or explicit behavior is strictly prohibited unless explicitly approved in writing for specific, professional production purposes.

3. Smoking, vaping, and the use of controlled substances are strictly prohibited on the Premises except in designated outdoor areas. All related waste must be disposed of properly.

4. No food or drink is allowed in the studio areas without prior written permission. Any spills or messes must be immediately cleaned by the Customer.

5. The Customer may not attach or mount any items to walls, floors, ceilings, or furniture without the express written permission of the Company. This includes the use of nails, screws, adhesives, or tape.

6. No unauthorized electrical equipment, lighting, or modifications may be made to the Premises. All electrical work must be performed by a Company-approved technician.

7. Noise levels must be kept reasonable and must not interfere with other tenants or customers. The use of amplified music, sound systems, or live performances requires prior approval.

8. The Premises may not be used for any illegal, hazardous, or disruptive activities. Weapons, explosives, or dangerous substances are strictly prohibited.

9. Corridors, hallways, staircases, and emergency exits must remain unobstructed at all times.

10. No pets or animals are permitted unless explicitly approved in advance by the Company with paid $50 pet fee (for up to 2 pets) and solely for production purposes.

11. The Customer is responsible for any damage caused by their personnel, guests, contractors, or invitees. The Premises must be returned in the same clean, organized condition in which it was provided.

12. The Company reserves the right to issue additional rules and policies as may be reasonably necessary for safety, hygiene, or operational concerns. Such rules are binding once communicated to the Customer.

CANCELLATION POLICY

- More than 48 hours' notice: 20% rebooking fee
- 24–48 hours' notice: 50% rebooking fee
- Less than 24 hours: No refund
- No refund or rebooking for termination due to Policy violations

CONTACT INFORMATION:

Mint Room Studios Inc.

hello@mintroom.ca | +1 (647)

977-2793

MINT ROOM
STUDIOS

Client and Service Human Rights & Equal Access Policy

Mint Room Studios is committed to providing services in a way that respects the dignity, independence, and equal access of all individuals. Every client has the right to access services free from discrimination and harassment, and to be treated with fairness and respect throughout their experience.

The purpose of this policy is to outline how human rights principles are applied in the delivery of services and to establish clear expectations for how clients are treated when interacting with Mint Room Studios.

This policy builds on Mint Room Studios' Human Rights, Anti-Discrimination & Equal Access Policy and focuses specifically on how those principles are reflected in client interactions, service delivery, and access to studio facilities.

This policy is grounded in the Ontario Human Rights Code, which provides individuals with the right to equal treatment without discrimination in services, goods, and facilities. Mint Room Studios is committed to meeting these obligations and to ensuring services are delivered in a way that is inclusive and accessible.

This policy applies to all individuals who access services provided by Mint Room Studios, including clients, customers, guests, and visitors. It applies across all service-related interactions, including initial inquiries, booking and scheduling, consultations, studio use, events, and all forms of communication, whether in person, virtual, or written. Human rights obligations apply at every stage of the client experience and in every environment where services are delivered.

Service Commitment

Mint Room Studios is committed to providing services that are inclusive, respectful, and free from discrimination and harassment. This commitment means that all clients will be treated fairly and consistently, and that access to services will not be influenced by personal characteristics that are protected under human rights legislation.

Mint Room Studios recognizes that delivering inclusive services requires awareness, flexibility, and a willingness to adjust standard approaches where necessary to remove barriers. Clients will not be refused service, treated differently, or provided with a lower quality of service because of a protected ground.

Respectful Interactions
All client interactions must be conducted in a respectful and professional manner. This includes how staff communicate, how decisions are made, and how services are delivered.

Clients are expected to always be treated with dignity. This includes being spoken to respectfully, being provided with clear and accessible information, and being supported in a way that is appropriate to their needs. Respectful service also includes recognizing that individuals may have different needs, preferences, or limitations, and ensuring that these differences are not used as a basis for unfair treatment.

Discrimination in Services
Discrimination in a service setting occurs when a client is treated unfairly, denied access, or disadvantaged because of a protected ground. This may occur in direct ways, such as refusing to provide service, or in indirect ways, such as applying policies or practices that create barriers for certain individuals. For example, a standard process, requirement, or environment may be discriminatory if it prevents a client from accessing services and reasonable adjustments have not been considered. Discrimination does not require intent. A policy or action may still be discriminatory if its impact results in unequal access or treatment.

Harassment in a Service Setting
Harassment may occur in interactions between staff and clients or between individuals within the service environment. Harassment includes unwelcome comments or behaviour related to a protected ground that create an uncomfortable, hostile, or unsafe environment. This may include inappropriate comments, offensive language, exclusion, or behaviour that causes a client to feel disrespected. Mint Room Studios does not tolerate harassment in any form within its service environment.

Duty to Accommodate in Services
Mint Room Studios has a legal duty to accommodate clients based on protected grounds to the point of undue hardship. This means that where a barrier exists, Mint Room Studios must consider reasonable adjustments to how services are delivered to allow the client to access those services. Accommodation in a service setting may involve modifying standard processes, adjusting the environment, or providing alternative ways of delivering services.

Accommodation is a shared process. Clients are encouraged to communicate their needs, and Mint Room Studios will make reasonable efforts to respond in a way that

supports access. While reasonable efforts will be made, there is no guarantee that a requested accommodation will be provided where another appropriate and reasonable solution can be implemented.

Undue Hardship in Services
Mint Room Studios will provide accommodation to the point of undue hardship. Undue hardship is assessed on a case-by-case basis and is limited to considerations of cost, health and safety risks, and any available external sources of funding, in accordance with applicable human rights legislation. The need to adjust standard practices or the presence of inconvenience does not, on its own, constitute undue hardship.

Accommodation will only be limited where it can be clearly demonstrated that it is not possible to accommodate without undue hardship. Where a specific request cannot be met, alternative solutions will be explored where possible. Accommodation must also be balanced with the health and safety of clients, employees, and others within the service environment.

Raising Concerns
Clients are encouraged to raise concerns if they experience or witness discrimination or harassment while accessing services. Concerns may be raised by contacting Mint Room Studios directly through appropriate communication channels.

All concerns will be taken seriously and reviewed in a respectful, fair, and timely manner. The goal is to understand what has occurred and to address the situation appropriately. Clients are not required to have complete certainty before raising a concern. If something does not feel appropriate, it should be raised.

Confidentiality
Mint Room Studios will make every effort to handle concerns with discretion and confidentiality. Information will only be shared where necessary to review the concern, support those involved, or meet legal obligations. While complete confidentiality cannot always be guaranteed, all information will be handled carefully and respectfully.

Reprisal
Mint Room Studios prohibits reprisal against any individual who raises a concern or requests accommodation. No client will be treated negatively or receive a reduced level of service for exercising their rights under this policy.

Responsibilities

Providing inclusive and respectful service is a shared responsibility.

Staff are responsible for delivering services in a respectful and inclusive manner, recognizing and addressing potential barriers, and responding appropriately to accommodation needs.

Managers are responsible for supporting staff in handling complex situations, ensuring consistency in service delivery, and addressing concerns where they arise.

Mint Room Studios is responsible for maintaining policies and practices that support human rights, providing guidance and training, and ensuring compliance with applicable legislation.

Policy Review

This policy will be reviewed periodically and updated as required to ensure it remains aligned with human rights legislation, accessibility standards, and best practices. Mint Room Studios is committed to continuously improving its approach to service delivery to ensure that all clients can access services in a fair, respectful, and inclusive manner.

By entering the Premises, the Customer affirms full acceptance of this Agreement and all incorporated policies, including the Harassment, Discrimination, and Misconduct Policy, which shall be binding and enforceable against all parties without exception.