

THIS MEMORANDUM OF UNDERSTANDING made as of the 1st day of January, 2004.

BETWEEN: Vancouver Park Board

AND: Vancouver Racquets Club (Incorporation No. S-4407)

WHEREAS:

the Vancouver Racquets Club has constructed a building and operated a successful badminton, squash and fitness facility at 4867 Ontario Street in Nat Bailey Park since 1969.

AND:

WHEREAS:

the Vancouver Park Board recognizes both the Vancouver Racquets Club's ongoing benefit to the Community in providing these recreation opportunities and the value of the Vancouver Racquets Club's long term continuity and growth

AND:

WHEREAS:

the land lease entered into by the parties in 1990 is no longer legally valid, the parties agree that:

1. The Vancouver Racquets Club will sign a discharge of lease to be registered and then enter into a new lease to be registered of the Vancouver Racquets Club building and a license for the adjacent parking lot with the Vancouver Park Board for 20 years from January 01, 2004 to December 31, 2023 at the existing increasing scale lease rate.
2. The Vancouver Racquets Club has a desire to expand the facility in the future and will:
 - a) be involved in the Master Planning process for the Nat Bailey Park site and the location of the new Olympic Curling facility to discuss potential opportunities
 - b) submit proposed plans for review and approval by the Vancouver Park Board at the appropriate time
 - c) be assisted by the Park Board in finding appropriate mechanisms within their authority to finance renovation and/or expansion of the building

3. The parties will consider the issue of City of Vancouver insurance coverage for the building when a current appraisal of the facility is available .The Vancouver Racquets Club would continue with their insurance responsibilities as a tenant.
4. The Vancouver Racquets Club and the City/Park Board will negotiate an Agreement to provide access to the building by the Olympic Organizing Committee in connection with the 2010 Olympic Winter Games. Negotiations will consider the business impacts of this use on the Club.
5. Other general terms in our previous agreement will be included in the new building lease.

President,
Vancouver Racquets Club

Vice-President,
Vancouver Racquets Club

General Manager,
Vancouver Board of Parks and Recreation

Approved by the Board of Parks and Recreation on _____, 2004