Lakeshore Dental Partners (synthetic demo) · Lease abstract as of Nov 8, 2026

Lakeshore Village Plaza · Unit 3

2410 Lakeshore Rd W, Oakville, ON

UPCOMING DATES

Date	Time left	What
Jan 31, 2027	84 days	Renewal option exercise deadline for Unit 3, Lakeshore Village Plaza (conditions: Tenant not in default)
Jul 31, 2027	265 days	Unit 3, Lakeshore Village Plaza lease expires

TERM

Commencement

Aug 1, 2022

"*Term: commencing August 1, 2022 and ending July 31, 2027.*" Lakeshore Village Plaza - Unit 3 lease.pdf, page 1

Verified by Flowworthy reviewer (demo) on Nov 8, 2026

Expiry

Jul 31, 2027

"*Term: commencing August 1, 2022 and ending July 31, 2027.*" Lakeshore Village Plaza - Unit 3 lease.pdf, page 1

Verified by Flowworthy reviewer (demo) on Nov 8, 2026

Document effective date

Aug 1, 2022

"*Term: commencing August 1, 2022 and ending July 31, 2027.*" Lakeshore Village Plaza - Unit 3 lease.pdf, page 1

Verified by Flowworthy reviewer (demo) on Nov 8, 2026

PARTIES AND PREMISES

Parties

- Lakeshore Village Holdings Ltd. (landlord)
- Lakeshore Dental Partners Inc. (tenant)

"*Landlord: Lakeshore Village Holdings Ltd.*" Lakeshore Village Plaza - Unit 3 lease.pdf, page 1

"*Tenant: Lakeshore Dental Partners Inc.*" Lakeshore Village Plaza - Unit 3 lease.pdf, page 1

Verified by Flowworthy reviewer (demo) on Nov 8, 2026

Premises

- Lakeshore Village Plaza, 2410 Lakeshore Rd W, Oakville, ON

"*Premises: Unit 3, Lakeshore Village Plaza, 2410 Lakeshore Rd W, Oakville, ON*" Lakeshore Village Plaza - Unit 3 lease.pdf, page 1

Verified by Flowworthy reviewer (demo) on Nov 8, 2026

RENT AND MONEY

Base rent	$6,200.00 *"Basic Rent: $6,200.00 per month plus HST, payable in advance on the first day of each month."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 1 Verified by Flowworthy reviewer (demo) on Nov 8, 2026
Rent frequency	monthly *"Basic Rent: $6,200.00 per month plus HST, payable in advance on the first day of each month."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 1 Verified by Flowworthy reviewer (demo) on Nov 8, 2026
Rent due	in advance *"Basic Rent: $6,200.00 per month plus HST, payable in advance on the first day of each month."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 1 Verified by Flowworthy reviewer (demo) on Nov 8, 2026
Additional rent and fees	• Type: Additional rent: operating costs and realty taxes · Currency: CAD · Frequency: monthly · Condition: Estimated monthly, reconciled annually *"Additional Rent: Tenant pays its proportionate share of operating costs and realty taxes,"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 1 *"estimated monthly and reconciled annually."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 1 Verified by Flowworthy reviewer (demo) on Nov 8, 2026
Deposits	• Type: Security deposit · Amount: $12,400.00 · Currency: CAD · Refundable: Yes · Conditions: Refundable at end of Term if not in default *"Deposit: Tenant has paid a security deposit of $12,400.00, refundable at the end of the Term"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"if Tenant is not in default."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"default."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 Verified by Flowworthy reviewer (demo) on Nov 8, 2026

RENEWAL, OPTIONS AND EXIT

Options (renewal, extension, other)	• Holder: tenant · Type: Renewal option · Exercise Deadline: Jan 31, 2027 · Conditions: Tenant not in default · Result: 5-year extension at fair market rent *"Renewal: Tenant has one option to extend the Term for five (5) years at fair market rent,"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"exercisable by written notice no later than January 31, 2027, provided Tenant is not in"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"default."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 Verified by Flowworthy reviewer (demo) on Nov 8, 2026

Renewal summary	One 5-year renewal option. *"Renewal: Tenant has one option to extend the Term for five (5) years at fair market rent,"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"exercisable by written notice no later than January 31, 2027, provided Tenant is not in"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"default."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"Overholding: If Tenant remains after the Term without a new agreement, it does so as a"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 Verified by Flowworthy reviewer (demo) on Nov 8, 2026
Renewal term	5 years at fair market rent *"Renewal: Tenant has one option to extend the Term for five (5) years at fair market rent,"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"exercisable by written notice no later than January 31, 2027, provided Tenant is not in"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"default."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"Overholding: If Tenant remains after the Term without a new agreement, it does so as a"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 Verified by Flowworthy reviewer (demo) on Nov 8, 2026
Renewal conditions	• Tenant not in default *"Renewal: Tenant has one option to extend the Term for five (5) years at fair market rent,"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"exercisable by written notice no later than January 31, 2027, provided Tenant is not in"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"default."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"Overholding: If Tenant remains after the Term without a new agreement, it does so as a"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 Verified by Flowworthy reviewer (demo) on Nov 8, 2026
After the term ends	monthly overholding at 150% of Basic Rent *"Renewal: Tenant has one option to extend the Term for five (5) years at fair market rent,"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"exercisable by written notice no later than January 31, 2027, provided Tenant is not in"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"default."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"Overholding: If Tenant remains after the Term without a new agreement, it does so as a"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 Verified by Flowworthy reviewer (demo) on Nov 8, 2026
Notice requirements	• Purpose: Formal notices to landlord · Delivery Methods: registered mail; courier · Recipient: Lakeshore Village Holdings Ltd. *"Notices: All notices must be in writing and delivered by registered mail or courier to the"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"addresses set out above."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 Verified by Flowworthy reviewer (demo) on Nov 8, 2026

OBLIGATIONS AND RESTRICTIONS

Insurance	• Responsible Party: tenant · Coverage Type: Commercial general liability · Minimum Amount: $5,000,000.00 · Currency: CAD · Proof Required: Yes · Due Timing: On request and on each policy renewal *"Insurance: Tenant shall carry commercial general liability insurance of at least $5,000,000"* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 *"and deliver certificates on request and on each renewal."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 2 Verified by Flowworthy reviewer (demo) on Nov 8, 2026
Key clauses	• Title: Permitted use · Summary: Dental clinic and related professional offices only. · Impact: Limits sale or sublease to other uses. · Affected Party: tenant *"Permitted Use: dental clinic and related professional offices only."* Lakeshore Village Plaza - Unit 3 lease.pdf, page 1 Verified by Flowworthy reviewer (demo) on Nov 8, 2026

Every term above was entered or confirmed by a person against the quoted source text. Documents included: Lakeshore Village Plaza - Unit 3 lease.pdf. This abstract is a summary for tracking purposes and is not legal advice; the signed lease documents govern.