

CLUBHOUSE/COMMUNITY CENTRE

MANAGEMENT AGREEMENT

TRI-WEST RESORTS LTD.
SPRUCE VIEW, ALBERTA

Internet Copy

- a) development and implementation of operating budgets for the facility;
 - b) the development and implementation of "Rules and Regulations" governing the use of the facility;
 - c) the development and maintenance of a "Policy and Procedures Manual" for employees involved in management, operation and maintenance of the facility;
 - d) the development and implementation of a training program for management and employees of the facility;
 - e) development and implementation of a supervisory and accountability (chain of command) policy for employees;
 - f) development and implementation of employee productivity and quality of service standards,
 - g) evaluation of industry trends and competition to ensure competitiveness of product and service by the facility's operations and employees.
3. The Condominium Associations do hereby agree to assist, consult with, and co-operate with the Operator in implementing policies, rules and regulations developed or to be developed by the Operator in management of the facility.
4. The Condominium Associations shall pay the Operator as and for consideration for Management services the annual sum of (Fee included in Annual Budget).
5. The Management Fee referred to in paragraph 4 above shall be annually in advance on the 1st day of May.
6. Where any notice, direction or other communication is required or permitted to be given or made by one of the parties to the other, it may be given by personal delivery or by registered mail to such party at:
- To the Condominium associations at their various office addresses as communicated to the operator.
- To the Operator at
P.O. Box 81
Spruce View, Alberta, T0M 1V0
Or at the office of Randy Westergaard, Gleniffer Lake Resort
7. The parties hereto covenant and agree that in the event there is a dispute relating to the interpretation of this Agreement then the said dispute shall be settled by Arbitration pursuant to the provisions of the Arbitration Act then in force in Province of Alberta.

IN WITNESS WHEREOF Tri-West Resorts Ltd. and The Owners: Condominium Plan #9521060 and The Owners: Condominium Plan #9820277 have executed this agreement and affixed their corporate seals by the hand or hands of their proper officers duly authorized in that behalf on the day and the year first above written.

The Owners: Condominium Plan #9521060

per: _____ c/s

The Owners: Condominium Plan #9820277

per: _____ c/s

Tri-West Resorts Ltd.

per: _____ c/s

