

COMMERCIAL SUBLEASE

This sublease is made between:

(1) MICHAEL SCOTT (the "Sublandlord")

AND

(2) BestWORLD Security Services Inc. (the "Subtenant")

Whereas W.M. WAINWRIGHT INC. (the "Landlord") and the Sublandlord have entered into a lease of the premises at 9005 Shaughnessy Street, Vancouver, BC V6P 6R9;

And whereas the Sublandlord and the Subtenant wish to enter into a sublease for a portion of the leased premises (Office #1);

And whereas the Landlord has consented to this sublease;

The Sublandlord and Subtenant agree as follows:

1. The Sublandlord hereby subleases "Office #1" to the Subtenant on a month-to-month basis commencing on December 1, 2019.
2. The Subtenant shall pay rent of SEVEN HUNDRED DOLLARS (\$700) per month in advance on the first day of each and every month during the term of this sublease, with the rent for any broken portion of a calendar month in which the sublease terminates being prorated.
3. The first and final months' rent are due upon signing of this sublease.
4. The amount due on signing includes \$700.00 (December rent) + \$700.00 (last month's rent) = \$1,400.00. An additional \$700 is due on January 1, 2020 and the 1st of each month thereafter until termination of the rental agreement.
5. Rent may be paid by cash, cheque or Interac Money transfer (payable to mscott@monticellogroup.ca). A receipt is available on request.
6. Both the Sublandlord and the Subtenant shall provide THIRTY (30) days' notice of termination of this agreement, except in the circumstance whereby the Sublandlord's lease with the Landlord is terminated with less than 30 days' notice. In such cases, the Subtenant shall be given as much notice as possible to vacate the premises by the Sublandlord.


7. Except for service provider outages beyond the control of the Sublandlord, access to Wi-Fi internet, reasonable levels of electrical power, bathroom facilities and one parking space are included in the sublease of "Office #1";
8. The Subtenant shall pay all business taxes in respect to the business carried on by the Subtenant in and upon or by reason of its occupancy of "Office #1".
9. The Subtenant may not assign or sublease its interest in "Office #1" without the consent of the Sublandlord, whose consent expressly may be unreasonably withheld.
10. The Sublandlord covenants with the Subtenant:
 - a. For quiet enjoyment of the premises;
 - b. To pay all rent and additional rent reserved under the lease;
 - c. To enforce for the benefit of the Subtenant the obligations of the Landlord under the lease with the intent that the benefit of such covenants extend to the premises to be enjoyed by the Subtenant;
 - d. The rights and obligations of the Subtenant with respect to the installation, alteration or removal of fixtures and improvements and signs shall be governed by the applicable provisions of the lease;

Executed on NOVEMBER 5, 2019

Signed and Delivered


_____ (signature)

Michael W. Scott


_____ (signature)

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