

APPENDIX 'A'
Major terms and Conditions
Lease of 705 Progress Avenue Unit 1

Term:

Unit 1- One (1) year term having a Commencement Date of March 1, 2007 and ending on February 29, 2008, subject to the following:

1. The Leased Premises shall be used and shall continually be operated throughout the term for general office warehouse and wholesale of alarm equipment.
2. The Tenant must satisfy itself, at its own expense that its intended use or renovation of the Leased Premises complies with the existing Zoning By-Law, Building Code, Ontario Fire Code and all other rules and regulations.

Minimum Annual Rent:

Year 1: Annual Net Rent of Nine Thousand Six Hundred and Fifty-Two Dollars (\$9,652.00) at Four Dollars and Seventy-Five Cents (\$4.75) per Square Feet.

Gross Rent- Free Period:

N/A

Additional Rent/ Operating Expenses:

Annual Rent will be \$9, 652.00 payable in equal monthly instalments in advance of \$804.33 per month. The lease shall be entirely Net to the Landlord. The Tenant shall be responsible for its pro rate share of realty taxes and building insurance and maintenance. These are currently estimated to be Five Dollars and Twenty One Cents (\$5.21) per square foot for 2007. In addition, the Tenant agrees to pay for all other costs of occupancy including, but without limiting the generality of the foregoing goods and services tax (G.S.T.), insurance on contents, water, gas, hydro, heating, and air conditioning. The Tenant's pro rate share shall be defined as the ratio of the Rentable Area of the Leased Premises over the whole of the total Rentable Area of the building of Which the leased premises form a part.

Leasehold Improvements:

The Tenant will complete its leasehold improvements at its sole cost and expense and agree to submit all drawings detailing the particulars of any changes or modifications to the premises to the Landlord for its approval, said approval not to be unreasonably withheld. The Landlord currently holds \$2, 652.04 as a security deposit under this agreement to be applied to the first and last months rent and additional rent becoming due.

Overholding:

In the event the Tenant remains in occupation of the premises at the expiration of the lease or any renewal or extension thereof, it will remain as an overholding tenant, on a month to month basis, at the same basic rent as that payable for the month immediately preceding the expiration of the lease or any renewal or extension thereof. Upon giving six (6) months advance notice prior to the expiration of the lease, to extend its term of occupancy, on an overholding basis, for a further period not to exceed six (6) months, the term of such overholding to be specified in the notice.

First Refusal Right of Adjacent Vacant Space:

The Tenant will have first right of refusal to lease adjacent space.

Taxes:

Tenant is responsible for all taxes including GST. Tenant has been paying all applicable taxes.

APPENDIX 'B'
Major terms and Conditions
Lease of 705 Progress Avenue Unit 11, 12

Term:

Unit 11 and 12- Three (3) years; having a Commencement Date of July 1, 2007 and ending on June 30, 2010, subject to the following:

1. The Leased Premises shall be used and shall continually be operated throughout the term for office, storage and distribution of shipment.
2. The Tenant must satisfy itself, at its own expense that its intended use or any renovation of the Leased Premises complies with the existing Zoning By-Law, Building Code, Ontario Fire Code and all other rules and regulations.

Minimum Annual Rent:

Year 1: Four Dollars and Seventy-Five Cents (\$4.75) per square foot of rentable area.

Year 2 and 3: Five (\$5.00) Dollars per square foot of rentable area

Gross Rent- Free Period:

N/A

Additional Rent/ Expenses:

Annual Rent for the first period commencing July 1, 2007 and ending on June 30, 2008 will be \$19, 228.00 payable in equal monthly instalments in advance of \$1, 602.33 per month. For the period commencing July 1, 2008 and ending June 30, 2010 the annual rent will be \$20, 240.00 payable in equal monthly instalments in advance of \$1, 686.67 per month. The lease shall be entirely Net to the Landlord. The Tenant shall be responsible for its pro rate share of realty taxes, and building insurance and maintenance. In addition, the Tenant agrees to pay for all other costs of occupancy including, but without limiting the generality of the foregoing goods and service tax (G.S.T.) insurance on contents, water, gas, hydro, heating, and air conditioning. The Tenants pro rate share shall be defined as the ratio of the Rentable Area of the Leased Premises over the whole of the total Rentable Area of the building, of which the leased premises form a part.

Lease Improvements:

The Tenant will complete its leasehold improvements at its sole cost and expense and agrees to submit all drawings detailing the particulars of any changes or modifications to the premises to the Landlord for its approval, said approval not to be unreasonably withheld.

Overholding:

In the event the Tenant remains in occupation of the premises at the expiration of the lease or any renewal or extension thereof, it will remain as an overholding tenant, on a month to month basis, at the same basic rent as that payable for the month immediately preceding the expiration of the lease or any renewal or extension thereof. Upon giving six (6) months advance notice prior to the expiration of the lease, to extend its term of occupancy, on an overholding basis, for a further period not to exceed six (6) months, the term of such overholding to be specified in the notice.

First Refusal Right of Adjacent Vacant Space:

The Tenant will have first right of refusal to lease adjacent space.

Taxes:

Tenant is responsible for all taxes, including GST. Tenant has been paying all applicable taxes.

APPENDIX 'C'
Major Terms and Conditions
Lease of 705 Progress Avenue Unit 55

Term:

Unit 102 and 103- Three (3) years; having a Commencement Date of February 1, 2007 and ending on January 31, 2010, subject to the following:

1. The Leased Premises shall be used and shall continually be operated throughout the term for engineering business.
2. The Tenant must satisfy itself, at its own expense that its intended use or any renovation of the Leased Premises complies with the existing Zoning By-Law, Building Code, Ontario Fire Code and all other rules and regulations.

Minimum Annual Rent:

Year 1: Five Dollars and Seventy- Five Cents (\$5.75) per square foot of Rentable Area.

Year 2 and 3: Six (\$6.00) Dollars per square foot of Rentable Area.

Gross Rent- Free Period:

N/A

Additional Rent/ Expenses:

An Annual Rent for the first period commencing February 1, 2007 and ending January 31, 2008 will be \$11, 344.75 payable in equal monthly instalments in advance of \$945.40 per month. For the period commencing February 1, 2008 and ending January 31, 2010 the annual rent will be \$11, 838.00 payable in equal monthly instalments in advance of \$986.50 per month. The lease shall be entirely Net to the Landlord. The Tenant shall be responsible for its pro rate share of realty taxes, and building insurance and maintenance. In addition, the Tenant agrees to pay for all other costs of occupancy including, but without limiting the generality of the foregoing goods and service tax (G.S.T.) insurance on contents, water, gas, hydro, heating, and air conditioning. The Tenants pro rate share shall be defined as the ratio of the Rentable Area of the Leased Premises over the whole of the total Rentable Area of the building, of which the leased premises form a part.

Lease Improvements:

The Tenant will complete its leasehold improvements at its sole cost and expense and agrees to submit all drawings detailing the particulars of any changes or modifications to the premises to the Landlord for its approval, said approval not to be unreasonably withheld.

Overholding:

In the event the Tenant remains in occupation of the premises at the expiration of the lease or any renewal or extension thereof, it will remain as an overholding tenant, on a month to month basis, at the same basic rent as that payable for the month immediately preceding the expiration of the lease or any renewal or extension thereof. Upon giving six (6) months advance notice prior to the expiration of the lease, to extend its term of occupancy, on an overholding basis, for a further period not to exceed six (6) months, the term of such overholding to be specified in the notice.

First Refusal Right of Adjacent Vacant Space:

The Tenant will have first right of refusal to lease adjacent space.

Taxes:

Tenant is responsible for all taxes including GST. Tenant has been paying all applicable Taxes.

APPENDIX 'D'
Major Terms and Conditions
Lease of 705 Progress Avenue Unit 102 and 103

Term:

Unit 55- Three (3) Years; having a Commencement Date of August 1, 2007 and ending on July 31, 2010, subject to the following:

1. The Leased Premises shall be used and shall continually be operated throughout the term for storage and distribution of Valve Parts.
2. The Tenant must satisfy itself, at its own expense that its intended use or any renovation of the Leased Premises complies with the existing Zoning By-Law, Building Code, Ontario Fire Code and all other rules and regulations.

Minimum Annual Rent:

Year 1: Four Dollars and Seventy-Five Cents (\$4.75) per square foot of Rentable Area

Year 2 and 3 Five Dollars (\$5.00) per square foot of Rentable Area

Gross Rent- Free Period:

N/A

Additional Rent/ Expenses:

An Annual Rent for the first period commencing August 1, 2007 and ending July 31, 2008 will be \$12, 036.50 payable in equal monthly instalments in advance of \$1,003.04 per month. For the period commencing August 1, 2008 and ending July 31, 2010 the annual rent will be \$12, 670.00 in equal monthly instalments in advance of \$1,055.83 per month. The lease shall be entirely Net to the Landlord. The Tenant shall be responsible for its pro rate share of realty taxes, and building insurance and maintenance. In addition, the Tenant agrees to pay for all other costs of occupancy including, but without limiting the generality of the foregoing goods and service tax (G.S.T.) insurance on contents, water, gas, hydro, heating, and air conditioning. The Tenants pro rate share shall be defined as the ratio of the Rentable Area of the Leased Premises over the whole of the total Rentable Area of the building, of which the leased premises form a part.

Lease Improvements:

The Tenant will complete its leasehold improvements at its sole cost and expense and agrees to submit all drawings detailing the particulars of any changes or modifications to the premises to the Landlord for its approval, said approval not to be unreasonably withheld.

Overholding:

In the event the Tenant remains in occupation of the premises at the expiration of the lease or any renewal or extension thereof, it will remain as an overholding tenant, on a month to month basis, at the same basic rent as that payable for the month immediately preceding the expiration of the lease or any renewal or extension thereof. Upon giving six (6) months advance notice prior to the expiration of the lease, to extend its term of occupancy, on an overholding basis, for a further period not to exceed six (6) months, the term of such overholding to be specified in the notice.

First Refusal Right of Adjacent Vacant Space:

The Tenant will have first right of refusal to lease adjacent space.

Taxes:

Tenant is responsible for all taxes including GST. Tenant has been paying all applicable Taxes.