

APPENDIX 'A'
Major terms and Conditions

Lease Premises:

111 Wellesley Street, ground floor space, Unit No. 2, consisting of an area of approximately 1,200 square feet.

Tenant

Yang Sun Kim

Term:

Five (5) years; having a Commencement Date of April 1, 2008 and ending on March 31, 2013, subject to the following:

1. Net Rent - \$2,651.00 net per month for the term of the subject lease;
2. Lease Term – five (5) years from April 1, 2008 to March 31, 2013. GST is payable by Yang Sun Kim on all elements of rent, including realty taxes, as applicable;
3. The Lessee shall have the option to renew the subject lease for a further five (5) year term at a rental rate to be negotiated at such time subject to a termination clause of one (1) year to be served by the City in writing to the lessee; and
4. All other terms and conditions of the existing lease are to remain the same.