

APPENDIX “A”
MAJOR TERMS AND CONDITIONS

Leased Premises:

60 Queen Street West – Old City Hall

Premises consists of 164,389.41 square feet of rentable area and 186,090.35 square feet of maintainable area

Lessee:

Ontario Realty Corporation, acting as agent on behalf of Her Majesty the Queen in right of Ontario as represented by the Minister of Government Services, now by the Minister of Public Infrastructure Renewal

Term:

Ten (10) years; having a Commencement Date of January 1, 2007 and ending on December 31, 2016.

Extension Option:

None

Rental Rate:

Base Rent of \$34.96 per square foot of rentable area, subject to annual CPI increase adjustments and Additional Rent of \$14.20 per square foot of maintainable area, subject to annual adjustments according to actual costs.

Maintenance, Repairs & Operating Expenses:

The Tenant shall be responsible for all maintenance and operating costs, including janitorial and utilities. In addition, the elevator installed by the Tenant in 2004 to service the 3rd and 4th Floors will be the responsibility of the Tenant in terms of service contract, maintenance and repair costs.