

**Appendix A**  
**Major Terms and Conditions**  
**321 Rexdale Blvd.**

1. Term: Two years commencing August 01/07 and expiring July 31, 2009
2. Leased Area: Approx. 4,256 square feet
3. Rent: The rent payable shall be Twenty-nine Thousand and Seven Hundred and Ninety-two Dollars (\$29,792.00) per annum, plus GST, if applicable, payable monthly of \$2,482.67 per month, net, at \$7.00 per square foot per annum, plus realty taxes and operating costs of Eighteen Thousand and Eighty-Eight Dollars (\$18,088.00 per annum), plus GST, if applicable, payable monthly of One Thousand and Five Hundred and Seven Dollars and Thirty Three Cents (\$1,507.33) per month, net, at \$4.25 per square foot per annum, plus GST
4. Renewal Option: For a further term of two (2) years
5. Termination: Either party has the right to terminate the Lease at any time for any reason upon giving Sixty (60) days prior written notice to the other, without penalty. The Tenancy to end on the last day of the month.

All other terms and conditions shall remain the same as in the current agreement