

Attachment A: Proposed Lease Terms and Conditions

Property Address:	1652 Keele Street, Toronto
Premises:	Existing Area: 1,228 square feet Additional Area: approximately 1,600 square feet Total New Area: approximately 2,800 square feet
Tenant:	For Youth Initiative
Lease Condition:	<ol style="list-style-type: none">1. The Tenant qualifies for the Below-Market Rent Policy and retains its non-profit status.2. Tenant will make a capital contribution of approximately \$900,000 to expand its premises.
Use:	The Tenant shall only use the premises in accordance with the lease and its service agreement with the City and shall continue to comply with the Below-Market Rent Policy.
Rent:	This non-profit Tenant will pay \$1.00 per year for Basic Rent.
Additional Rent:	The Tenant is responsible for all operating costs in an amount to be determined by the Chief Corporate Officer, in consultation with the Acting Executive Director of Social Development, Finance & Administration, and is also responsible for any other applicable additional costs related to the premises.
Lease Term:	The lease term is extended to November 14, 2018 provided the Tenant is not in default of the Lease Agreement