

Appendix "B"  
Major Terms & Conditions  
For Tenants at 21 Panorama Court

Tenants and Terms:

See Appendix "C"

Annual Rent:

Approximately Three Dollars and Thirty-Two Cents (\$3.32) per square foot, plus GST (square footage as allocated in attached Appendix, payable monthly in advance). The sub-tenant shall have the right to occupy the Premises on a rent free basis from October 1, 2009 until the earlier of (1) that date upon which the Landlord is required to make its first annual payment to TCDSB, as determined by the Landlord; or (2) one year following the commencement date. In addition, the rental rate will be subject to a rate increase over the term of the lease. Rental rate increase will not exceed the cost of living index in effect at the time of the rent increase.

Additional Rent:

The Tenant shall pay its proportionate share of all operating expenses, including but not limited to: cost of all utilities and services, security, maintenance, janitorial/cleaning services, and snow removal, repair and/or replacement of any components in relation to the Premises and the Property throughout the term.

Improvements:

Tenant shall, at its sole cost and expense, pay for any and all costs associated with improving the occupied Premises as required by the Tenant for its intended use.

Parking:

The Tenant shall have access to parking on an unassigned basis.