

Confidential – Made public by City Council on November 30, December 1, 2, 4 and 7, 2009

Appendix “A” Major Terms and Conditions

1. Term:

Thirty-three (33) years commencing on November 7, 2009 and expiring on November 6 2042.

2. Lease Area

Approx. 24,964square feet (2,319.21 square meters)

3. Basic Rental Rate

\$172,500 per annum, payable in monthly instalments of \$14,375, plus all applicable taxes.

4. Second Renewal

The City, at the request of the Tenant, will grant one further renewal of thirty-one (31)years, at rental rates to be agreed upon, or failing agreement, to be arbitrated and on other terms and conditions as set out therein.