

Appendix "A"

Major Terms and Conditions Leases with Media Tenants for Space at the City Hall Press Gallery

Leased Area:

Approximately 3,825.82 square feet of space in total on the main floor of City Hall, 100 Queen Street West, Toronto, known as the Press Gallery:

Tenant Name	Proposed Space [*] (sq.ft.)	Tenant Name	Proposed Space [*] (sq.ft.)
AM 640 Toronto Radio	34.80	National Ethnic Press	168.34
Astral Media Radio	182.30	NOW Magazine	131.52
CBC	315.55	Rogers Broadcasting Ltd.	180.78
CTV	280.46	Toronto Star	850.23
Global Communications	231.85	Toronto Sun	655.48
Globe & Mail	413.43	Town Crier Newspapers	249.56
Metroland Printing, Publishing & Distributing Ltd.	131.52		

[*] includes proportionate share of the Shared Space

Lease Term:

Five (5) years commencing on January 1, 2009 and terminating on December 31, 2013 with an option to renew for 5 years.

Rent:

Calculated as the sum of annual operation costs for the leased premises plus any realty taxes. The 2009 recovery cost is estimated as following:

Estimated Operation Cost (2009)	\$19.25 per sq. ft
Estimated Realty Taxes (2009)	\$10.40 per sq. ft
Total Estimated rent for 2009 [*]	\$29.65 per sq. ft

[*] The rent will be reconciled at the end of each year based on the actual costs

Termination:

The City of Toronto or the tenants may terminate the leases with 60 days notice.

Parking:

Fifteen (15) parking spaces in City Hall's parking garage are allocated for media tenants use.