

APPENDIX “A”
MAJOR TERMS AND CONDITIONS

Leased Premises:

3100 Weston Road – Carmine Stefano Community Centre

Premises consists of 13.5 acres of land and 49,833 square feet of rentable in the building

Landlord:

The Order of St. Basil The Great Holding Corporation

Term:

Ten (10) years; having a Commencement Date of November 30th, 2009 and ending on November 30th, 2019

Extension Option:

No option to renew

Early Termination:

Either party may terminate the lease at any time during the term by delivering not less than one year's prior written notice

Rental Rate:

\$6.60 per square foot of rentable area (49,833 square feet), for a total of \$328,897.80 per year, increased annually by 2%.

Maintenance, Repairs & Operating Expenses:

Throughout the term, the City will be responsible for its proportional share of operating and utility charges. The Landlord shall be responsible for all repairs, maintenance and or replacement of the roof, all structural elements of the buildings, boilers, plumbing, electrical, mechanical and heating systems or any other item regarded as capital expenditure.