

APPENDIX "A"
MAJOR TERMS AND CONDITIONS
225 DUNCAN MILL ROAD

Term: Five (5) years from February 1, 2009 ("Commencement Date") to January 31, 2014 ("Expiry Date").

Minimum Basic Rent:

- Years 1 to 2: Eleven Dollars and Fifty Cents (\$11.50) per square foot (Plus Applicable Taxes) of Gross Leasable Area of the Leased Premises per annum.
- Years 3 - 5: Thirteen Dollars and Fifty Cents (\$13.50) per square foot (Plus Applicable Taxes) of Gross Leasable Area of the Leased Premises per annum.

Additional Rent: Operating Expenses estimated to be \$15.40 per square foot (Plus Applicable Taxes) for first year

Option to Extend: One option to extend for five (5) years at the then current market rent

Parking: Fifty-Five (55) unreserved surface parking stalls at the prevailing rates.

Municipal Capital Facility and Taxation Exemption:

Tenant has the right to request Council to exempt the premises from taxation if Tenant considers premises used as a municipal capital facility.

Recycling Program: Landlord shall provide access to waste diversion programs.

Indoor Air Quality: Landlord shall ensure that the indoor air quality in the leased premises is in compliance with current A.S.H.R.A.E. standards.