

**APPENDIX “A”**  
**MAJOR TERMS AND CONDITIONS**

**Leased Premises:**

1500 Don Mills Road

Premises consists 34,899 square feet of rentable area located on the fourth (4<sup>th</sup>) and sixth (6<sup>th</sup>) floor of the building

**Landlord:**

El-Ad (1500 Don Mills) Limited

**Term:**

Five (5) years; having a Commencement Date of July 1<sup>st</sup>, 2009 and ending on June 30<sup>th</sup>, 2014

**Extension Option:**

No option to renew

**Early Termination:**

No early termination option

**Rental Rate:**

\$10.00 per square foot of rentable area (34,899 square feet), for a total of \$348,990 per year for the five (5) year term. The City will also pay a monthly rental rate of \$78.70 per space for six (6) reserved underground parking stalls and \$75.00 per space for twenty (20) unreserved surface parking stalls, subject to annual adjustments

**Maintenance, Repairs & Operating Expenses:**

Throughout the term, the City will be responsible for its proportional share of operating and utility charges, estimated at \$9.53 per square foot of rentable area for 2009. The Landlord will continue to be responsible for all structural elements of the buildings, including electrical, mechanical, heating, ventilation and air-conditioning equipment.