

Appendix "A"

Major Terms and Conditions

Leased Premises:

The entire building and parking lot municipally known as 38-40 Dundas Street East, except for the 2 advertising signs, one located on the roof of the building and one in the parking lot.

Lease Term:

Nine (9) months commencing retroactively on July 1, 2009 and ending on March 31, 2010.

Option to Extend:

The Tenant has the right to extend the Term of the Lease for a period of eight (8) additional months on the same terms and conditions, save and except there will be no further right to extend the Term.

Basic Rent:

The Tenant shall pay to the Landlord basic rent as follows:

Period	\$ per Month	\$ per Annum
July 1, 2009 to June 30, 2010	\$15,416.67 plus applicable taxes	\$185,000.00 plus applicable taxes
July 1, 2010 to November 30, 2010	\$16,670.00 plus applicable taxes	

Early Termination:

The City of Toronto may terminate the lease at any time with two (2) months' notice. The Tenant may terminate the lease with two (2) months' notice during the additional term of eight months only.

Signs:

The exterior signs on the roof of the building and the ground sign on the parking lot of the property will no longer form part of the Leased Premises.

The Tenant consents to the entry onto the Leased Premises by the Landlord for the purposes of maintaining and operating the exterior signs, including but not limited to changing the advertising displays.