

APPENDIX "A"
MAJOR TERMS AND CONDITIONS
150 Eglinton Avenue East

Leased Space: 35,601 square feet

Term:

Five (5) Years, Commencing on October 31, 2009 and ending October 31, 2014 with an option to renew.

Basic Rent:

Years 1-3 Nine Dollars and Fifty Cents (\$9.50) per square foot

Years 4-5 Eleven Dollars and Fifty Cents (\$11.50) per square foot

Additional Rent:

Sixteen Dollars and Twenty-Five Cents (\$16.25) per square foot per annum (estimated)

Option to Lease Additional Space:

To lease an additional 3000 square feet of vacant space. Landlord shall not lease the additional space without first offering the space to the Tenant in writing. If Tenant elects to lease the additional space, the basic rent will be:

Years 1-3 - Ten Dollars and Fifty Cents (\$10.50) per square foot

Years 4-5 - Twelve Dollars and Fifty Cents (\$12.50) per square foot

Additional rent for the additional space will at the same rate as the existing space at approximately \$16.25 per square foot.

Option to renew:

Tenant has two options to renew for five (5) years each on same terms and conditions except basic rent.

Municipal Tax Exemption:

Application for tax exemption for the Premises has been submitted which will eliminate payment of realty taxes