

APPENDIX "A"
MAJOR TERMS AND CONDITIONS
1333 SHEPPARD AVENUE EAST

Leased Space: 1,483 square feet

Term:

Five (5) Years, Commencing on May 1, 2009 and ending April 30, 2014

Basic Rent:

Fourteen Dollars and Seventy-Five Cents (\$14.75) per square foot per annum

Additional Rent:

Seventeen Dollars and Twenty-Four Cents (\$17.24) per square foot per annum (estimated)

Municipal Capital Facility and Taxation Exemption:

Tenant has the right to request tax exemption for the Premises if the Tenant considers the Premises is used as a municipal capital facility.

Termination:

Tenant has the right to terminate the Lease upon giving Ninety (90) days written notice