

APPENDIX “A”
MAJOR TERMS AND CONDITIONS

Leased Premises:

970 Lawrence Ave West

Premises consists 11,577 square feet of rentable area located on the seventh (7th) floor of the building

Landlord:

Pinedale Properties Limited in Trust for 970 Lawrence Project Limited

Term:

Five (5) years; having a Commencement Date of January 1st, 2010 and ending on December 31st 2014

Extension Option:

No option to renew

Early Termination:

No early termination option

Rental Rate:

\$13.25 per square foot of rentable area (11,577 square feet), for a total of \$153,395 per year for the five (5) year term. The City will also pay an annual rental rate of \$75,000 for seventy-one (71) underground and surface parking spaces.

Maintenance, Repairs & Operating Expenses:

Throughout the term, the City will be responsible for its proportional share of operating costs and property taxes, estimated at \$11.35 per square foot of rentable area for 2009, which is based on Common Area Maintenance of \$6.20 per square foot and property taxes of \$5.15 per square foot.