

## Attachment A: Proposed Lease Amending Terms and Conditions

<b>Property Address:</b>	1652 Keele Street, Toronto
<b>Leased Premises:</b>	1780.5 Existing Gross sq. ft consisting of app. 1299 exclusive use and 481.5 proportionate share of common areas Existing exclusive area: 1,299 square feet app. Additional exclusive area: 430 square feet app. <u>Total New Exclusive Areas:</u> 1729 square feet of rentable floor area
<b>Tenant:</b>	Community Action Resource Centre In Toronto
<b>Lease Condition:</b>	<ol style="list-style-type: none"><li>1. The Tenant qualifies for the Below-Market Rent Policy and retains its non-profit status.</li><li>2. Except as herein amended, same terms and conditions as per Existing Lease.</li><li>3. Application of any new standard Below-Market Lease template terms and conditions as determined appropriate in the discretion of the Chief Corporate Officer in consultation with the Acting Executive Director of Social Development, Finance &amp; Administration, or his or her designate.</li></ol>
<b>Use:</b>	The Tenant shall only use the Leased Premises in accordance with the Lease Amending Agreement and its service agreement with the City and shall continue to comply with the City's Below-Market Rent policy.
<b>Existing Lease:</b>	<b>May 1, 2005 between the City, as Landlord, and Community Action Resource Centre In Toronto, as Tenant (the "Existing Lease")</b>
<b>Rent:</b>	The non-profit Tenant will pay \$1.00 per year for the Basic Rent as per Existing Lease.
<b>Additional Rent:</b>	The Tenant is responsible for all operating costs amounting to approximately \$8.50 per square foot in accordance with Existing Lease

**Lease Term:**

The term is extended to November 14, 2010 provided the Tenant is not in default of the Lease Agreement and Service Contract as defined in Existing Lease.

**Opportunity Cost:**

The total opportunity cost for the lease expansion area is approximately \$3,010 for the lease term commencing on January 1<sup>st</sup>, 2010 and expiring on November 14<sup>th</sup>, 2010.