

**APPENDIX “A”
MAJOR TERMS AND CONDITIONS**

Leased Premises:

4340 Dufferin Street, Toronto, Ontario

Demised Area consists of sixty (60) parking spaces, approximately outlined in Appendix “B”

Landlord:

Trustees of the Congregation of the Revivaltime Tabernacle

Term:

Five (5) years; having a Commencement Date of November 1st, 2009 and ending on October 31st 2014

Extension Option:

No option to renew

Early Termination:

City or Landlord may terminate the Lease at any time with not less than three (3) months written notice to the other party

Rental Rate:

The City shall pay the Landlord the following rents for the term, plus applicable taxes:

Lease Term	Total Annual Net Rental Rate
Year 1	\$ 29,840.00
Year 2	\$ 30,280.00
Year 3	\$ 30,740.00
Year 4	\$ 31,200.00
Year 5	\$ 31,670.00
Total For Term	\$ 153,730.00

Maintenance, Repairs & Operating Expenses:

Throughout the term, the Landlord is responsible for cleaning and maintaining the Demised Area, at its own expense.