

APPENDIX "A"
MAJOR TERMS AND CONDITIONS
100 QUEEN STREET WEST (WEDDING CHAMBER)

Tenant:

Ministerial Associates Inc.

Leased Space Area:

Third Floor 1,012 Square Feet

Term:

Two (2) Years, Commencing on February 01, 2009 and ending on January 31, 2011

Basic Rent:

Forty-five Thousand (\$45,000.) annually plus applicable taxes

Percentage Rent:

Thirty-Five (35%) percent of Gross Revenue for each lease year, Plus Applicable Taxes

Additional Percentage Rent:

Seven (7%) percent of sales from business conducted outside of the Premises but obtained by personal contact in the Premises

Realty Taxes:

Tenant shall pay a proportionate share of realty taxes

Repairs:

Tenant responsible for all repairs within the premises. Landlord responsible for all structural and common area costs

Renewal Options:

Tenant has no option to renew

Termination:

Landlord has the right (but not the obligation) to terminate the lease upon giving sixty (60) days written notice