

Appendix "A"

Major Terms and Conditions

Licensed Premises:

Part of the West Part of the West Half of Lot 1, Concession III, East of Young Street, designated as Parts 3 and 5 on the attached draft reference plan which will be registered (Appendix "C") with an area of 1400 square metres.

Licence Term:

Five (5) years commencing retroactively on October 22, 2009 and ending on October 21, 2014.

Licence Fee:

The Tenant shall pay to the Landlord a license fee annually on the 22nd day of October of each year during the term in the amount of twenty four thousand and thirty six dollars (**\$24,036.00**) net plus applicable taxes.

Early Termination:

The City of Toronto may terminate the license agreement at any time with six (6) months' notice.

It is understood that Rowbry Holding Inc is in the process of purchasing a portion of City lands (parts 1, 2, 3 and 4). This license agreement will be terminated on the closing date of this purchase or amended in case of partial land purchase, as approved.