

Appendix “A”
Major Terms and Conditions of
Below Market Lease Agreement with TAC
Condo Units at Queen/Portland

Tenant:

Toronto Cultural Advisory Corporation (“TAC”)

Leased Premises:

Two store front Condo Units fronting Richmond Street in the development to be constructed at Queen and Portland Streets

Rental Rate:

One dollar (\$1.00) per annum

Term:

Five (5) years, commencing on the date the City acquires ownership of the Leased Premises.

Option to Renew

Provided that TAC is not in default under the lease and that TAC continues to meet the Below Market Rent (“BMR”) policy eligibility requirements, TAC shall have the option to renew the lease for one five (5) year term on the same terms and conditions, except that there shall be no further option to renew.

Operating Costs:

TAC shall pay all realty taxes, utilities, maintenance fees and other operating costs related to the Leased Premises so that the lease is fully net and carefree to the City.

Leasehold Improvements:

TAC shall be responsible for all leasehold improvements and costs associated with such improvements during the term of the lease. TAC shall pay any and all capital improvement costs as required to maintain the premises in a state of good repair.

Termination

The City shall have the right to terminate the tenancy at any time on twelve (12) months prior written notice. Also, if TAC fails to remain eligible under the BMR policy or TAC fails to meet the requirements of its BMR Service Agreement, then the tenancy shall automatically terminate.