

**Appendix “A”
Major Terms and Conditions**

Property:

6,157 square feet (572 square meters) of vacant land at Highway 401 and Leslie Street (parking)

Term:

The Extended Term shall commence on December 1, 2009 and end on November 30, 2019.

Basic Rent:

The Basic Rent applicable to the rentable area shall be as follows, plus applicable taxes, including but not limited to GST/HST and any other applicable taxes. Rent shall be paid in equal monthly instalments, plus applicable taxes, at the beginning of each month in the Extended Term.

<u>Year of Term:</u>	<u>Annual Basic Rent:</u>	<u>Monthly Payment</u>
1-5	\$12,500	\$1,041.67
6-10	\$14,500	\$1,208.33

Early Termination:

City or the Tenant with not less than six (6) months' prior written notice

Use:

Private parking lot made available without charge to tenants, employees and invitees of the Tenant

Insurance:

Comprehensive general liability insurance with limits of not less than Three Million Dollars (\$3,000,000) per occurrence. Standard owner's automobile liability insurance with limits of not less than One Million Dollars (\$1,000,000) in respect of any one accident.