

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

Leased Premises:

21,220 square feet of rentable area on the 16th floor of building known municipally as 200 Wellington Street West

Landlord:

Oxford Properties Group Inc.

Term:

Three (3) years; having a Commencement Date of September 1st, 2010 and expiring on August 31st, 2013

Extension Options:

At the expiry of the Term, the City will have the option to renew the Lease for an additional twenty four (24) months (the “Extended Term”) on the same terms and conditions contained in the Lease. The City will have a further right to renew the lease for a period of five (5) years (“Second Extended Term”) at the expiry of the Extended Term. The Second Extended Term will be on the same terms and conditions contained in the Lease, save and except for rent, which will be subject to negotiations and based on the then fair market value of the Premises.

Early Termination:

None

Rental Rate:

\$23.00 per square foot of rentable area (21,220 square feet) for the Term. The City will also be responsible for additional rent for operating costs and property taxes, which is estimated at \$27.58 per square foot per annum

Leasehold Improvements:

The Landlord shall complete Leasehold Improvements prior to the Commencement Date. The cost of Leasehold Improvements will be determined by both the Landlord and the City and the Landlord will contribute \$11 per square foot (\$233,222) towards the cost of these improvements. Any amount owing above this contribution may be amortized over the Lease Term at an annual rate of 10% and added to the annual net rent paid by the City.