

APPENDIX "C"
Major Terms and Conditions
Community Agency Space Lease Agreement at Parkway Forest
1751 & 1761 Sheppard Avenue East

Landlord:

The property owner – 2229845 Ontario Inc.

Tenant:

City of Toronto

Premises:

Comprising two areas of approximately 4,300 square feet each of space in the building(s) municipally known as 1751 and 1761 Sheppard Avenue East, Toronto, Ontario.

Commencement Date:

The later of the following dates: (i) as provided in the Section 37 Agreement dated March 1, 2008 made between 2041098 Ontario Limited, as "Owner" and the City of Toronto, as the "City", as amended from time to time (the "Section 37 Agreement"); (ii) October 1st, 2010; (iii) the date on which the Tenant obtains and confirms in writing vacant possession of the building to the Landlord; or (iv) such other date as determined by owner/developer and the Chief Corporate Officer in consultation with the Executive Director of Social Development, Finance and Administration or the relevant programming division of the City.

Term: Twenty-five (25) years from the Commencement Date.

Basic Rent: One-time prepaid rental of \$2.00 for the term to be paid in advance

Additional Rent: As per the terms and conditions of the Section 37 Agreement

Use: For Community Use as per the terms and conditions of the Section 37 Agreement

Options to Renew:

If required by the City in its absolute and unfettered discretion, the lease may be renewed upon the same terms and conditions for additional terms of 25 years, 25 years and 24 years, respectively, for an aggregate of no greater than 99 years.

Other Terms and Conditions: As per the terms and conditions of the Section 37 Agreement.