

Appendix "A"
TORONTO PUBLIC LIBRARY
Major Terms and Conditions
2900 Warden Avenue (Bridlewood Mall)

Leased Premises:

2900 Warden Avenue, Unit 157A – approximately 8,000 square feet on the ground floor

Landlord:

1512691 Ontario Limited

Term:

Twenty (20) years commencing October 1, 2010 and ending September 30, 2030

Gross Rental Rate:

For the period October 1, 2010 to December 31, 2012:	\$22.00 gross per square foot plus HST
For the period January 1, 2013 to December 31, 2022:	\$23.00 gross per square foot plus HST
For the period January 1, 2023 to September 30, 2030:	\$26.00 gross per square foot plus HST

Fixturing Period:

The Tenant shall be given a 90 day fixturing period at the commencement of the lease term which shall be rent free.

Leasehold Improvements and Relocation costs:

The Landlord shall pay to the Tenant, as an allowance towards the Tenant's relocation costs, the sum of \$150,000 on or before the commencement date of the lease.

Additional Space:

The Tenant shall have an option to lease approximately 1,200 square feet of additional adjacent space on the same terms and conditions.

Municipal Capital Exemption:

The Landlord acknowledges that the Tenant has the right, in its discretion, to request Council to exempt the Leased Premises from taxation for municipal and school purposes if the Tenant considers that the Leased Premises may be used as a municipal capital facility. Provided Council grants satisfactory approval to this effect, the Landlord agrees to enter into, at the Tenant's sole expense, the necessary municipal capital facility agreement with the City pursuant to section 252 of the City of Toronto Act, 2006, as amended, in a form acceptable to the City Solicitor and to pass the full benefit of such exemption onto the Tenant during the entire period of any such exemption.