

Appendix A

Proposed Lease Terms and Conditions

Property Address:	125 Manse Avenue, Toronto
Premises:	Total Area: 3,000 square feet
Tenant:	Good Shepherd Non-Profit Homes Inc.
Lease Condition:	<ol style="list-style-type: none">1. The Tenant qualifies for the Below-Market Rent Policy and retains its non-profit status.2. Tenant will make a capital contribution of approximately \$227,602 to renovate its premises.3. Tenant will provide all costs to maintain and operate premises and pay City property taxes .
Use:	The Tenant shall only use the premises in accordance with the lease and its service agreement with the City and shall continue to comply with the Below-Market Rent Policy.
Rent:	This non-profit Tenant will pay \$2.00 per year for Basic Rent.
Additional Rent:	The Tenant is responsible for all operating costs in an amount to be determined by the Chief Corporate Officer, in consultation with the Acting Executive Director of Social Development, Finance & Administration, and is also responsible for any other applicable additional costs related to the premises.
Lease Term:	The lease term is 5 years