

## Appendix A

### Proposed Lease Terms and Conditions

<b>Property Address:</b>	1652 Keele Street, Toronto
<b>Premises:</b>	Existing Area: 3,241 square feet Additional Area: 246 square feet Total New Area: 3,487 square feet
<b>Tenant:</b>	For Youth Initiative
<b>Lease Condition:</b>	The Tenant qualifies for the Below-Market Rent Policy and retains its non-profit status.
<b>Use:</b>	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.
<b>Rent:</b>	This non-profit Tenant will pay \$1.00 per year for Basic Rent.
<b>Additional Rent:</b>	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.
<b>Lease Term:</b>	From August 1, 2014 to November 14, 2018 provided the Tenant is not in default of the Lease Agreement