

APPENDIX "A"
MAJOR TERMS AND CONDITIONS

Rentable Area:

Parts 4, 7 and 8 on Plan 64R-16970, consisting of approximately 24,763 square feet of vacant land.

Tenant:

1615067 Ontario Ltd. (o/a C.P. Auto Body and Mechanic)

Term:

Five (5) years; having a Commencement Date of June 1st, 2009 and ending on May 31st, 2014

Extension Option:

No option to renew

Early Termination:

Landlord or Tenant has the right to terminate the Lease at any time by giving not less than 90 days prior written notice to the other

Rental Rate:

\$1.41 per square foot of rentable area (24,763 square feet), for a total of approximately \$34,915 per year for the five (5) year term, escalated annually by 2.5%

Maintenance, Repairs & Operating Expenses:

Tenant will be responsible for all taxes, maintenance and operating costs, so that the Lease Extension and Amending Agreement is fully net and carefree to the City