

**APPENDIX "A"**  
**MAJOR TERMS AND CONDITIONS**

**Rentable Area:**

A portion of Part 11 on Plan 64R-16970, consisting of approximately 6,418 square feet of vacant land.

**Tenant:**

Cypec Holdings Inc.

**Term:**

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

**Extension Option:**

No option to renew

**Early Termination:**

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

**Rental Rate:**

\$1.41 per square foot of rentable area (6,418 square feet), for a total of approximately \$9,049 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