

**APPENDIX "A"**  
**411 VICTORIA PARK AVENUE**  
**MAJOR TERMS AND CONDITIONS**

Tenant: Brian Jacobsen

Term: One (1) year commencing April 01, 2009 and expiring March 31, 2010

Rentable Area: Approximately 8.06 Acres of Land on the East side of Victoria Park Avenue, north of Gerrard Street

Rent: Basic Rent: \$55,800.00  
Percentage Rent: 16% commission per Gross Revenues which exceeds Basic Rent

Operating Costs & Taxes: Tenant is responsible for all operating cost and taxes

Renewal Option: None