

APPENDIX "A"
MAJOR TERMS AND CONDITIONS
625 Church Street

Leased Space: entire 5th floor comprising 14,886 square feet of rentable area.

Term:

Five (5) Years, Commencing on June 1, 2010 and ending May 31, 2015.

Basic Rent:

Two hundred thousand nine hundred sixty-one dollars (\$200,961) per annum, based on thirteen dollars and fifty cents (\$13.50) per square foot.

Additional Rent:

Two hundred fifty-four thousand four hundred and one dollar and seventy-four cents (\$254,401.74) per annum based on the landlord's current year estimate of seventeen dollars and nine cents (\$17.09) per square foot.

Parking:

Ten (10) above ground parking spaces at one hundred and fifty dollars (\$150.00) each per month.

Option to Extend:

Tenant has an option to extend the lease for a further five (5) years on the same terms and conditions save basic rent, to be negotiated or arbitrated.

Municipal Tax Exemption:

Application for tax exemption for the Premises has been submitted