

APPENDIX "A"
MAJOR TERMS AND CONDITIONS
2300 Sheppard Avenue West

Leased Space: 7,232 square feet, measured per BOMA current standard.

Term:

Two (2) Years, Commencing on February 1, 2010 and ending January 31, 2012

Gross Rent:

One hundred fifty-three thousand one hundred twenty dollars (\$153,120) per annum calculated on approximately twenty-one dollars and seventeen cents (\$21.17) Gross per square foot, per annum (Includes operating and maintenance expenses)

Additional Rent – Storage Space:

Six Hundred & Seventy-Five Dollars (\$675.00) per month

Option to renew:

Tenant has an option to renew for two (2) years on the same terms and conditions save gross rent, to be negotiated or arbitrated.

Municipal Tax Exemption:

Application for tax exemption for the Premises has been submitted

Landlord Work:

The Landlord to complete at its sole expense certain specified items in and about the premises to be fully detailed in the lease agreement contemplated herein.