

Appendix "A" - Major Terms & Conditions, 1225 Kennedy Road

Landlord:

1225 Kennedy Holdings Inc.

Tenant:

City of Toronto.

Premises:

The Premises being 28,931 square feet of rentable space in a portion of the building known municipally as 1225 Kennedy Road (see map in Appendix "B").

Renewal Term:

Six (6) years, commencing on October 1, 2009 and expiring on September 30, 2015.

Financial Implications: Total cost over the 6 year term is \$2,420,367.20 plus HST.

Basic Rent*:

Period	Per sq.ft.	Per Annum	Per Month
Oct. 1/2009-Sept. 30/2010	\$7.00	\$202,517.04	\$16,875.42
Oct. 1/2010-Sept. 30/2012	\$8.75	\$253,146.25	\$21,095.52
Oct. 1/2012-Sept.30/2015	\$9.00	\$260,379.00	\$21,698.25

*Note: All figures are net of the applicable HST

Additional Rent:

The City shall continue to pay its proportionate share of realty taxes and operating expenses pursuant to the terms of the 2004 agreement. Additional rent is presently calculated to be approximately \$155,070.12 (or \$5.36 per sq.ft.) plus HST per annum.

Parking:

The Landlord agrees to continue to provide, at no additional cost, 75 outside parking spaces for use by the Tenant. Parking spaces shall be allocated to the Tenant by the Landlord, acting reasonably, but shall be policed by the Tenant, at the Tenant's sole cost and expense.