Appendix B

Proposed Lease Terms and Conditions

Property Address: 1652 Keele Street, Toronto

Premises: Existing Area: 1,934 square feet
          Additional Area: 1,307 square feet
          Total New Area: 3,241 square feet

Tenant: For Youth Initiative

Lease Condition: The Tenant qualifies for the Below-Market Rent Policy and retains its non-profit status.

Use: The Tenant shall only use the premises in accordance with the lease and its service agreement with the City and shall continue to comply with the Below-Market Rent Policy.

Rent: This non-profit Tenant will pay $1.00 per year for Basic Rent.

Additional Rent: The Tenant is responsible for all operating costs in an amount to be determined by the Chief Corporate Officer, in consultation with the Acting Executive Director of Social Development, Finance & Administration, and is also responsible for any other applicable additional costs related to the premises.

Lease Term: The lease term continues to November 14, 2018 provided the Tenant is not in default of the Lease Agreement