

Appendix A

Proposed Lease Terms and Conditions

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| Property Address: | 362 Wallace Avenue, Toronto |
| Premises: | Total Area: 5,114 square feet of programming space. |
| Tenant: | Christie Ossington Neighbourhood Centre |
| Lease Condition: | <ol style="list-style-type: none">1. The Tenant qualifies for the Below-Market Rent Policy and retains its non-profit status.2. Tenant will provide all costs to maintain and operate premises and pay City property taxes if applicable.3. Tenant will enter into a service agreement with the City. |
| 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 \$2.00 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 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 is 5 years, commencing on a date to be mutually agreed upon by the City and the Tenant, currently estimated to be in the first half of 2015. |