Appendix A

Proposed Lease Terms and Conditions

Property Address: 362 Wallace Avenue, Toronto

Premises: Total Area: 5,114 square feet of programming space.

Tenant: Christie Ossington Neighbourhood Centre

Lease Condition:
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.