

Appendix C

Proposed Lease Terms and Conditions

Property Address:	1652 Keele Street, Toronto
Premises:	Existing Area: 1,572 square feet Additional Area: 2,528 square feet Total New Area: 4,099 square feet
Tenant:	Community Action Recourse 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 make a capital contribution of approximately \$128,000 to renovate its premises.
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 continues to December 31, 2015 provided the Tenant is not in default of the Lease Agreement