

### APPENDIX A

#### Proposed Lease Terms and Conditions

<b>Landlord:</b>	City of Toronto
<b>Tenant:</b>	Toronto Performing Theatre Alliance operating as Toronto Alliance for the Performing Arts ("TAPA")
<b>Premises:</b>	<p>Approximately 300 square feet of space within the property municipally known as 1 Dundas Street East, Toronto.</p> <p>The Tenant agrees that 30 square feet of space in the south-east corner of the building will be occupied Young-Dundas Square Security Operations (YDS security) Access to YDS security's space will be available by passing through the leased premises.</p>
<b>Commencement Date:</b>	May 1 <sup>st</sup> , 2015.
<b>Term:</b>	Five (5) years from the Commencement Date.
<b>Basic Rent:</b>	The Tenant shall pay to the Landlord basic rent ("Basic Rent") of \$2.00 per annum (\$10.00 in total for the 5-year term) payable at the commencement date of the lease agreement plus all applicable taxes
<b>Net Lease:</b>	The Lease shall be entirely <b>Net</b> to the Landlord. The Tenant shall be responsible for all applicable realty taxes, building insurance, utilities, operating costs and maintenance.
<b>Use:</b>	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.
<b>Early Termination:</b>	The City of Toronto shall have the right to terminate the Lease for any reason, at any time during the Term and any renewal/extension thereafter, upon providing the Tenant with three (3) month's prior written notice.
<b>Insurance:</b>	The Tenant is to provide prior to the commencement of the term of this agreement and on an annual basis, proof of insurance in accordance with the Landlord's insurance requirements outlined in the Lease.