

# GM3.16

## Appendix A

### Appendix "A" Major Terms & Conditions

Tenant: The George Hull Centre for Children and Families

Premises: 21 Panorama Court – 1,608 Square feet

Term: commencing on or about June 1, 2015 and ending February 28, 2017

Annual Rent: Rental rate, on a square foot basis, Three Dollars and Twenty-Eight Cents (\$3.28) per square foot, plus GST.

Additional Rent:

The Tenant shall pay its proportionate share of all operating expenses, including but not limited to: cost of all utilities and services, security, maintenance, janitorial/cleaning services, and snow removal, repair and/or replacement of any components in relation to the Leased Premises and the Property throughout the term.

Late Payment Charges:

For any late amount by the Tenant, interest on the amount outstanding from time to time shall bear simple interest at the rate of 1.25% per month (15% per year). Subject to City Council approval, the default rate of interest may be increased by the Landlord from time to time, by notice to the Tenant.

Insurance:

General Liability coverage - \$5M per occurrence

Improvements:

The Tenant shall, at its sole cost and expense, pay for any and all costs associated with improving the occupied Leased Premises as required by the Sub-tenant for its intended use.

Parking:

The Tenant shall have access to parking on an unassigned basis.