

# GM3.17

## Appendix A

### Appendix A: Proposed Lease Terms and Conditions

<b>Property Address:</b>	524 Oakwood Avenue, Toronto
<b>Premises:</b>	Total Area: approximately 7,069 square feet
<b>Tenant:</b>	University Health Network
<b>Lease Condition:</b>	With the exception of the exemption being requested at Recommendation #1 of the report, the Tenant qualifies for the Below-Market Rent Policy. The Tenant will retain its non-profit status throughout the term.
<b>Tenants Work:</b>	During the term, the Tenant will make a capital contribution of approximately \$1.5 M to upgrade the premises to accommodate a community clinic on the first floor of the building
<b>Use:</b>	The Tenant shall only use the premises to provide a family health clinic specific to youth and children in accordance with the lease and Service Agreement with the City.
<b>Basic Rent:</b>	\$2.00 per year
<b>Additional Rent:</b>	The Tenant is responsible for its share of the operating costs, including maintenance costs and realty taxes, 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.
<b>Commencement &amp; Execution Dates of lease:</b>	No later than four months after Council's approval, the Tenant must execute and commence the lease.
<b>Lease Term:</b>	Ten (10) years.
<b>Insurance:</b>	The Tenant shall provide prior to the commencement of the Term on an annual basis, proof of insurance in accordance with the City's insurance requirements outlined in the Lease.

**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.

**Maintenance Records:** The Tenant should provide annual maintenance log with supporting evidence for City's review.