Appendix A  
Proposed Lease Renewal Terms and Conditions

Property Address: 705 Progress Ave, Toronto, Unit 40

Lease Premises: Approximately 2,021 square feet

Tenant: Canadian Tamil Youth Development Centre (CanTYD)

Lease Condition: The Tenant qualifies under the Below-Market Rent Policy and retains its non-profit status.

The Tenant will be responsible for all costs to maintain and operate premises, and pay property taxes.

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 shall be responsible for all operating costs, currently estimated at $5.24 per square foot, and shall also be responsible for any other applicable additional costs related to the premises.

Commencement Date: April 1, 2015

Lease Term: 5 years

Early Termination: 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 thereof, upon providing the Tenant with two (2) month’s prior written notice.

Insurance: The Tenant is to provide prior to the Commencement Date, and 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.