

### Appendix A Proposed Lease Renewal Terms and Conditions

<b>Property Address:</b>	705 Progress Ave, Toronto, Unit 40
<b>Lease Premises:</b>	Approximately 2,021 square feet
<b>Tenant:</b>	Canadian Tamil Youth Development Centre (CanTYD)
<b>Lease Condition:</b>	<p>The Tenant qualifies under the Below-Market Rent Policy and retains its non-profit status.</p> <p>The Tenant will be responsible for all costs to maintain and operate premises, and pay property taxes.</p>
<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>Rent:</b>	This non-profit tenant will pay \$2.00 per year for Basic Rent.
<b>Additional Rent:</b>	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.
<b>Commencement Date:</b>	April 1, 2015
<b>Lease Term:</b>	5 years
<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 thereof, upon providing the Tenant with two (2) month's prior written notice.
<b>Insurance:</b>	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.
<b>Late Payment Charges:</b>	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.