

### Appendix A: Proposed Lease Terms and Conditions

<b>Property Address:</b>	4169 Bathurst Street – a historic house designated as a historic property. Tenant must comply with all heritage requirements throughout the Term and any renewal/extension thereof
<b>Leased Premises:</b>	Approximately 4,305 square feet
<b>Tenant:</b>	Russian Canadian Cultural Heritage Foundation of Maria Blagoveshchensky (RCCHF)
<b>Lease Condition:</b>	The property is owned by Toronto Region and Conservation Authority ("TRCA"), and managed by the City pursuant to an agreement dated June 14, 1961. The Lease is conditional upon the City as manager obtaining the written approval of TRCA.
<b>Use:</b>	The Tenant shall only use the premises in accordance with the Lease, its Service Agreement with the City and shall comply at all times with the Below-Market Rent Policy.
<b>Basic 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, including realty taxes, all maintenance and repair (save and except for structural repairs) related to the building occupancy, in an amount to be determined by the Chief Corporate Officer, acting reasonably, in consultation with the General Manager, Economic Development and Culture, and are also responsible for any other applicable additional costs related to the premises.
<b>Commencement Date:</b>	June 1, 2015 or such other date as determined by the Chief Corporate Officer
<b>Lease Term:</b>	5 years
<b>Landlord Early Termination:</b>	The City 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 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.