

### Appendix A

#### Proposed Renewal Agreement Terms and Conditions

<b>Property Address:</b>	140 Merton Street, Toronto
<b>Premises:</b>	Approximately 8,060 square feet on the second floor
<b>Tenant:</b>	Senior Peoples' Resources in North Toronto Incorporated (the "Tenant")
<b>Lease Condition:</b>	The Tenant qualifies for the Below-Market Rent Policy and retains its non-profit status.
<b>Additional Rent:</b>	The Tenant shall be responsible for all operating costs, currently estimated at \$4.75 per square foot, and shall also be responsible for any other applicable additional costs related to the premises.
<b>Lease Term:</b>	The Term of the Lease shall be three (3) years from the Commencement Date.
<b>Commencement Date:</b>	September 1 <sup>st</sup> , 2015
<b>Opportunity to Expand Premises:</b>	The Tenant shall be entitled to occupy the Additional Space for a period of one (1) year commencing September 1, 2015 (the "Additional Space Period"), on the same terms and conditions as the original lease between the City of Toronto and the Senior Peoples' Resources in North Toronto Incorporated dated September 1, 2010 (the "Original Lease"), save and except that it shall not have to pay Additional Rent. If, at the termination of the Additional Space Period the Tenant (i) has not secured further funding, the Tenant shall vacate the Additional Space, or (ii) has secured further funding, then the Lease shall be amended to include the Additional Space.
<b>Lease Terms Remain:</b>	Except as amended herein, all other terms and conditions of the Original Lease shall remain.