

Appendix A:
Proposed Lease Terms and Conditions

Property Address:	305 Dawes Road, Toronto, Ontario.
Lands:	Approximately 5,000 Square Feet.
Tenant:	Hannon-Shields Centre for Leadership and Peace o/a Children's Peace Theatre.
Lease Condition:	The Tenant continues to be eligible under the BMR Policy and retains its non-profit status.
Use:	The Tenant shall only use the Lands in accordance with the Terms and Conditions outlined in the Below Market Rent Agreement dated April 1, 2011. The Tenant is required to use the Lands solely for the purpose of promoting and carrying out its objects and activities to be a professional theatre based organization serving the Crescent Town community, with programming that blends arts and social activism to empower children and youth to share stories of conflict and their visions of peace, and to work with professional theatre artists to create and present performances, workshops and related programming for children and youth of the community, and for no other purpose
Basic Rent:	The Tenant shall pay to the Landlord a basic rent of \$2.00 per annum payable at the Commencement Date of the First Renewal Agreement (and the Second Renewal Agreement, as applicable), plus all applicable taxes.
Estimated Additional Rent:	The Tenant shall be responsible for all building insurance, utilities, operating costs and related maintenance fees and any applicable property taxes.
Lease Term:	First Renewal Agreement: Two (2) years from the Commencement Date. Second Renewal Agreement: Three (3) year extension conditional upon (i) an Official Plan Amendment being obtained for the Lands, if required; and (ii) the Lands being declared surplus to the City's needs for the purposes of a long-term lease.
Commencement Date:	April 1, 2016.

Insurance: The Tenant shall provide, prior to the commencement of the Term on an annual basis thereafter, proof of insurance in accordance with the City's insurance requirements outlined in the Agreement.

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 City from time to time, by notice to the Tenant.

Early Termination: The City shall have the right to terminate Agreement for any reason, at any time during the Term and any renewal/extension thereafter, upon providing either with party sixty (60) consecutive days' notice.

Maintenance Reports: The City shall have the right to request and review the Tenant's maintenance reports and logs pertaining to building operations and repairs at any time.