

**Appendix A:**  
**Major Terms and Conditions**

<b>Property Address:</b>	3131 Lakeshore Boulevard West, Toronto, Ontario
<b>Premises:</b>	Approximately 8,563 Square Feet of Community Space
<b>Property Background:</b>	On March 31, 1988, the Metropolitan Toronto and Region Conversation Authority (MRTCA) was assigned the property, and additional lands, from the Province of Ontario. Pursuant to the 1972 Agreement between the MTRCA and the City of Toronto, the City assumed full costs and responsibility for the maintenance of the lands and property
<b>Tenant:</b>	Jean Tweed Treatment Centre
<b>Lease Condition:</b>	The Tenant qualifies for the Below-Market Rent Policy and retains its non-profit status
<b>Use:</b>	The Tenant shall only use the premises in accordance with the proposed BMR lease agreement (the "Lease") and its Service Agreement with the City. The Tenant will use the premises for the purposes of a Women's Treatment Centre only and for no other purpose without the consent of the Landlord
<b>Basic Rent:</b>	The Tenant shall pay to the Landlord a basic rent of \$2.00 per annum (\$10.00 in total for the 5-year term) payable at the Commencement Date of the Lease, plus all applicable taxes
<b>Estimated Additional Rent:</b>	The Tenant shall be responsible for all building insurance, utilities, operating costs and related maintenance fees. In 2015, the estimated annual utilities are \$39,882 and the estimated maintenance services are \$33,941. The Tenant shall also be responsible for any other applicable additional costs related to the Premises
<b>Lease Term:</b>	Five (5) years from the Commencement Date
<b>Commencement Date:</b>	March 1, 2016

- Insurance:** The Tenant shall provide prior to the commencement of the Term and thereafter 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.
- Early Termination:** The Landlord and the Tenant shall have the right to terminate the Lease for any reason, at any time during the Term and any renewal/extension thereafter, upon providing either with party six (6) months' prior written notice.
- Maintenance Reports:** The City of Toronto shall have the right to request and review the Tenant's maintenance reports and logs pertaining to building operations and repairs at any time.