

Appendix "A"
Major Terms and Conditions

Leased Premises: To increase the square footage of the Leased Premises by approximately 7,069 square feet, for a total of approximately 14,139 square feet.

Leasehold Improvements: Tenant to complete leasehold improvements valued at a minimum of \$3,050,000 by the end of the existing lease term (April 30, 2024).

Repayment Plan: Tenant to participate in a repayment plan satisfactory to the Executive Director, Corporate Real Estate Management and the Controller, Finance and Treasury Services to reconcile operating expenses in the amount of approximately \$46,000.