

Appendix A - Major Terms and Conditions

Property:	229 Richmond Street West, Toronto
Premises:	Consisting of the entire parking lot estimated at 28,363 square feet as further defined in Appendix B - Location, Aerial and Site Plan Maps
Licensor:	City of Toronto
Licensees:	Licensee 1: 2249487 Ontario Limited (o/a The Ballroom) Licensee 2: Easy & The Fifth Inc.
Commencement Date:	May 6, 2021 or at a later date mutually agreed upon by both parties.
Expiry Date:	January 2, 2022
Licence Fee:	Two dollars (\$2.00) plus all applicable sales taxes
Operating Costs:	The Licensee will be responsible for all costs associated with operation of the patios on the Property.
Early termination:	City has a right of early termination to terminate the Licence upon providing five (5) days' prior written notice to the Licensee.
Insurance (for each Licensee):	1. General Liability - \$5,000,000.00 per occurrence 2. Liquor Liability Insurance - \$2,000,000.00 per occurrence 3. Standard automobile - \$2,000,000.00 per occurrence

Appendix B - Location, Aerial and Site Plan Maps

