

Appendix A - Major Terms and Conditions

Property:	229 Richmond Street West, Toronto
Premises:	Consisting of the entire parking lot estimated at 2,665 square metres as further defined in Appendix B - Location, Aerial and Site Plan Maps and divided equally between the Licensees
Licensor:	City of Toronto
Licensees:	Licensee 1: 2249487 Ontario Limited (o/a The Ballroom) Licensee 2: Fifth Social Club Inc.
Commencement Date:	January 3, 2023
Expiry Date:	December 31, 2023
Option to Extend:	One year and two days (January 1, 2024 to January 2, 2025) conditional on City Council extending the site-specific temporary use by-law to January 2, 2025 or later
Licence Fees (per Licensee):	Initial Term from January 3, 2023 to December 31, 2023 at a yearly rate of \$14.56 per square metre Option to extend from January 1, 2024 to January 2, 2025. The rate payable is as follows: <ul style="list-style-type: none"> • 2024 calendar year: \$29.13 per square metre annually; and • 2025 calendar year: \$44.14 per square metre annually (Licence fees are in alignment with the CaféTO program)
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 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

