

Appendix C: Major Terms and Conditions of Lease

Property:	355 Church Street, Toronto, ON. M5B 1Z8
Landlord:	Family Service Toronto (the "Landlord")
Tenant:	City of Toronto (the "City")
Leased Premises:	Gross floor area of approximately 7,500 square feet on the fourth floor of the property, as shown in Appendix "B".
Commencement Date:	On or about October 1, 2026, or other such date as determined by agreement between the parties predicated upon substantial completion of fit-out by the Landlord, enabling occupancy of the Leased Premises by the City.
Term:	Ten years beginning on the Commencement Date
Option to Extend:	The City has the option to extend the Lease Term for four ten-year terms, on the same terms and conditions as the Lease, save and except for: (i) any further right of extension; and (ii) the basic rent which shall be negotiated at the time of the exercise of such extension right, provided such rent shall at no times exceed the fair market rent for comparable properties at the time of renewal.
Use:	The Leased Premises shall be used for the provision of training services for the Toronto Community Crisis Service.
Basic Rent:	Nominal.
Additional Rent:	Proportionate share of Building Operating Costs based on approximately 20% of such costs.
Net Lease:	Save and except for capital improvements, the Lease shall be absolutely net to the Landlord. During the Term or any extension or renewal thereof, the City shall be responsible for all applicable costs, taxes, charges, expenses, and outlays of any nature whatsoever arising from or relating to the use, operation and occupancy of the Leased Premises.
Service Agreement:	The Lease is subject to the Landlord entering into and remaining compliant with a service agreement with the City.
Early Termination:	The City shall have the right to terminate the Lease for any purpose at any time during the Term and any renewal/extension thereof upon providing the Landlord with sixty (60) day's prior written notice.
Condition of Leased Premises:	The Lease is subject to the Landlord and the City entering into a capital funding agreement setting out the City's obligations to fund and the Landlord obligations to complete the fit-out of the Leased Premises in accordance with the City's specifications and satisfaction.