

Major Terms and Conditions
Lease of 21 Hunter Street East, 3rd Floor
File # 2001-011

Leased Area:	5,324 square feet															
Client Department: Account #	Public Health Services 55358-791410															
Lessor:	Office Mortgage Investments Inc. c/o Rob Miles															
Use:	Alcohol, Drug and Gambling Services Offices															
Term:	January 1, 2016 – December 31, 2020 (5 years)															
Renewal/Extension Rights:	5 year renewal option															
Termination:	Early termination with 9 months' notice															
Lease Fee & Payment:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Year 1</td> <td style="width: 45%;">\$5.50 net, per square foot,</td> <td style="width: 40%;">\$29,282.00 per year plus H.S.T.</td> </tr> <tr> <td>Year 2</td> <td>\$5.75 net, per square foot,</td> <td>\$30,613.00 per year plus H.S.T.</td> </tr> <tr> <td>Year 3</td> <td>\$6.00 net, per square foot,</td> <td>\$31,944.00 per year plus H.S.T.</td> </tr> <tr> <td>Year 4</td> <td>\$6.25 net, per square foot,</td> <td>\$33,275.00 per year plus H.S.T.</td> </tr> <tr> <td>Year 5</td> <td>\$6.50 net, per square foot,</td> <td>\$34,606.00 per year plus H.S.T.</td> </tr> </table>	Year 1	\$5.50 net, per square foot,	\$29,282.00 per year plus H.S.T.	Year 2	\$5.75 net, per square foot,	\$30,613.00 per year plus H.S.T.	Year 3	\$6.00 net, per square foot,	\$31,944.00 per year plus H.S.T.	Year 4	\$6.25 net, per square foot,	\$33,275.00 per year plus H.S.T.	Year 5	\$6.50 net, per square foot,	\$34,606.00 per year plus H.S.T.
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Additional Costs:																
Operating & Maintenance Costs:	CAM approximately \$9.50/sf															
Utilities:	Yes															
Property Taxes:	Exempt N/A															
Insurance:	\$2,000,000															
Capital Repair & Maintenance:	N/A															
Management Fee:	N/A															
Other:																

Licenser Work: N/A Licensee Work: N/A Deposit: N/A NSF Fee: N/A Late Payment Charge: N/A Options: N/A	
Comments:	City has right to 6 parking spots outside at a market rent.