

Term Sheet for Capital Reserve Contribution Agreement

272 Caroline St. S.

Landlord: 272 Caroline St. S. Housing Co-operative Inc.

Capital Reserve Contribution Conditions

1. The Capital Reserve Contribution will be subject to the recipient entering into the City of Hamilton’s Capital Repair agreement (“CRA”) containing such terms and conditions as set out within this term sheet and such additional terms and conditions as determined by the General Manager of Healthy and Safe Communities Department (“GM”) and required by the City Solicitor.
2. The agreement shall have a duration of 10 years, at which time the City can either enter a new Capital repair agreement subject to council approval.
3. Capital Reserve contributions from the City of Hamilton must be placed in the Co-op’s capital reserve account.
4. The capital reserve contributions must be used for the purpose of making Capital repairs to 272 Caroline St. S.
5. The Co-op must develop and maintain a preventative maintenance program and multi-year plan for capital repairs in a form and content satisfactory to the GM in her sole, absolute and unfettered discretion.
6. The Co-op must have a procurement policy requiring, at a minimum, that three quotes be obtained for work over \$10,000.
7. That the co-op must use Asset Planner software to track its capital repairs needs and progress.
8. The agreement can only be transferred if the GM in their sole discretion and only in the following circumstances:
  - (a) the property is sold to another provider of “non-profit housing” who enters into an assignment agreement with the City and 272 Caroline St. S. Housing Co-operative agreeing to be subject to all of the terms and conditions of the RSA for the remainder of the term of those agreements and such other terms and conditions as the GM and City Solicitor in their sole discretion deem appropriate.
9. 272 Caroline St South Housing Cooperative Inc. must maintain the property, building, all mechanical systems and all units in a state of good repair in accordance with the City

of Hamilton property Standards By-law, and to satisfaction of the GM in their absolute, sole and unfettered discretion, and may be subject to inspections.