

CONFIDENTIAL

Attachment 1

Summary Current Lease / Proposed Sub-Lease Terms and Conditions Not-for-Profit Organizations

Current Tenant Location: Former Hill Drug Building - 10011 Franklin Avenue

Displaced “Not for Profit” Organizations and Current Leased Space:

- YMCA – 2074 sq. ft.
- McMann Community Services – 1150 sq. ft.
- Canadian Mental Health Association – 1000 sq. ft.
- Girls Inc. – 850 sq. ft.

Current Rental Rates & Occupancy Coasts – “Not for Profit” Organizations:

- YMCA – \$17 / sq. ft. plus \$5.32 sq. ft. occupancy cost
- McMann Community Services – \$17 / sq. ft. plus \$5.32 sq. ft. occupancy cost
- Canadian Mental Health Association – \$14 / sq. ft. plus \$5.32 sq. ft. occupancy cost
- Girls Inc. – \$13 / sq. ft. plus \$5.32 sq. ft. occupancy cost

Proposed Sublease Locations and Leased Space:

Basement of Hardin Street Building – 9816 Hardin Street (Attachment 2)

- YMCA – 1797.5 sq. ft.
- McMann Community Services – 705.8 sq. ft.
- Canadian Mental Health Association – 681.5 sq. ft.

Uptown Mall – 412 Thickwood Boulevard Condo Unit #5 (Attachment 3)

- Girls Inc – 1231 sq. ft.

Range of Rental Rates to be paid by the Municipality over the proposed Sublease Term:

- Hardin Street Building: \$23 - \$31 per sq. ft. plus occupancy costs
- Uptown Mall: \$38 per sq. ft. plus occupancy costs

Proposed Term of the “Not-for-Profit” Sub-Lease Agreements:

- YMCA & Canadian Mental Health Association: May 01, 2013 - September 30, 2017 (48 months)
- McMann Community Services:
May 01, 2013 – October 31, 2015 (30 Months)
- Girls Inc:
May 01, 2013 - October 31, 2013 (6 Months)

Total Rental & Occupancy Cost to be incurred by the Municipality over the (proposed) term of the Sub-Lease:

- \$540,814.77

Total Sublease Rental Revenue and Occupancy Costs to be recovered from Non-Profit Organizations over the (proposed) term of the Subleases:

- \$263,806.72