

8 November, 2011

[REDACTED]
St. Joseph's Children's Centre
2326 Brunswick Street, Lower Level
Halifax, N.S.
B3K 2Z3

Re: St. Joseph's Children's Centre Lease Extension – 2326 Brunswick Street, Halifax

Dear [REDACTED]

This letter is in reference to the previous lease extension. Due to the RFP not being awarded until December, we will be granting you a one month extension on your current lease.

This letter of agreement is to identify and quantify the conditions discussed regarding St. Joseph's Children's Centres secondary lease extension. The conditions of the lease extension are as follows:

Term: December 1st, 2011 – January 1st, 2012

Rental Rate: \$1,350 – This rate will be paid at the beginning of each month. It includes operating expenses such as heat, electricity, water, and snow removal. Garbage removal will be the responsibility of the lessee (St. Joseph's Children's Centre). The rental rate has been established from historical monthly operating expenses.

Reimbursements: The rental rate will cover your company's proportional share of the operating expenses. Upon the completion of the term (i.e. December 1st, 2011), if the operating expenses are less than the rental rate, HRM will reimburse the Centre for the difference.

Rentable Area: The St. Joseph's Children's Centre will occupy the full bottom floor of 2326 Brunswick Street (Approx. 13,000ft²)

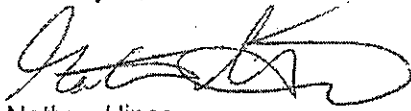
Repairs: The Centre shall be responsible to repair, at any cost, any damage to the space caused by the Centre's use.

Security: HRM is responsible for providing appropriate security to the building (i.e. alarms) to protect the building and content. The Centre will be responsible to maintain a watch of the building and site during working hours. If there are any issues or concerns please report them to HRM's operations department at 490-4901.

Insurance: The Centre will obtain, and provide proof of commercial liability insurance coverage to HRM with a minimum \$2 million which will cover costs arising from personal injury claims or property damage caused by the Centre use. All premiums and deductibles shall be payable by the Centre. The Centre will indemnify HRM from any and all claims arising.

If you have any questions or concerns regarding any conditions as detailed in this letter, please feel free to contact me at 490-5477.

Thank you,

A handwritten signature in black ink, appearing to read 'Nathan Hines', with a large, stylized flourish at the end.

Nathan Hines

Real Estate Officer, Real Estate & Facility Services