

LANDLORD'S WORK AND TENANT'S WORK

Landlord's Work

Prior to the commencement of the Fixturing Period, the Landlord shall undertake and complete at its own expense certain work in order to prepare the Demised Premises for the Fixturing Period (the "Landlord's Work").

The Landlord's Work will be performed in accordance with working plans and specifications prepared by the Landlord's consultants. All work shall be performed in a good and workmanlike manner and shall conform to, the Ontario Building Code and applicable Municipal by-laws. The Landlord, at its sole expense, shall complete the following work to the Premise on or before the Fixturing Date

- (a) Storefront with double-glazed, sealed windows and framing along the front of the demised premises c/w glazed front door and closure. Provide accessible pushbutton operators where required by code.
- (b) Steel rear egress door, c/w panic bar, closure and hardware located as per tenant layout
- (c) Poured concrete floor, smooth and ready for the Tenant's flooring
- (d) Demising and Interior walls will be Insulated and finished. Drywall shall extend to the underside of the roof, drywall taped, sanded and ready for paint;
- (e) Ceiling: Open structure above with a minimum of 10' clearance. All suspended services (ie ductwork, fire sprinklers, water lines, gas lines) must be as high as possible
- (f) Plumbing roughed in for 3 (three) Washrooms, one of which is an accessible washroom;
- (g) Medical Grade HVAC, as per Ontario Building Code, will be provided to the Premises. Approx. 1 ton per 300 sq ft cooling capacity. Distribution of said HVAC shall be by the Tenant.
- (h) Electrical service shall be 347/600 volts, 60 amp with a disconnect located within the Demised Premises at a location mutually agreed upon by the Tenant and Landlord. All other equipment and distribution by Tenant; and
- (i) Gas line into unit, available for the tenant's distribution.
- (j) Utility Meters: Installation of all utility meters, to be separately metered for electrical and gas and sub metered for water, and consumption to be paid by Tenant directly to the utility provider(s) or the Landlord if need be. Tenant, upon taking possession, shall arrange to have the accounts transferred to the Tenant' name
- (k) Sprinkler System: Sprinkler system with back flow device, if required by code, for base building only. Modifications and drops by Tenant.
- (l) Fire Alarm: the appropriate connection(s) within the Leased Premises to permit the Tenant to connect its equipment to the Base Building Fire Alarm, if required
- (m) Telecommunications: Two (2) inch conduit with pull wires
- (n) Roof: Watertight with all existing penetrations capped and sealed as required by code and all applicable warranties in effect. Landlord to create roof opening for Tenant's exhaust fan and plumbing stack (if required) install curbs, as required, curbs to be supplied by Tenant. The Landlord represents the roof structure can adequately accommodate all of the Tenant's needed roof top equipment. Any structural modifications that are needed to support the Tenant's intended equipment will be made by the Landlord at the Landlord's sole cost and expense. Roofing material and application to be in good condition, with a life expectancy equal to or greater than the term of the Lease

B. Tenant's Work

- i. Tenant shall prepare at Tenant's sole cost and expense and present to Landlord for its approval, plans and specifications for all of Tenant's Work to be done in the Premises;
- ii. Tenant shall, at its sole cost and expense, obtain all necessary building permits and approvals from the applicable municipal authorities;
- iii. All construction by Tenant shall comply in every aspect with applicable laws, including without limitation, obtaining all necessary and required permits and approvals to complete the Tenant's Work and compliance with all applicable construction lien legislation applicable to the jurisdiction in which the Premises is located; and
- iv. All Tenant's Work shall be completed in a first class, workmanlike manner, using new materials, fixtures equipment.