

SCHEDULE "C"
LANDLORD'S SITE DELIVERY WORK

The following Landlord's Site Delivery Work shall be completed by the Landlord prior to the Tenant accepting Site Delivery:

1. Demolition:

Demolition of any existing buildings, structures or other improvements on the site of the Demised Premises (including, where required, removal of foundations to a depth of no less than eight (8) feet below existing finished floor level) to allow construction of the Demised Premises.

2. Grading And Compaction:

Grading and compacting of the store site to the Tenant's specifications to render the granular base beneath the Demised Premises to 330 mm (13 inches) below the final ground floor elevation of the Demised Premises in fit condition for construction of the Tenant's Building (as hereinafter defined) using a 127 mm (5 inches) thick concrete slab on grade over a 203 mm (8 inches) thick, 19 mm (3/4 inch) clear crushed stone base with normal reinforced concrete foundations and concrete spread footings at a depth equal to the greater of 1,372 mm (4 feet, 6 inches) below finished exterior grade and/or the requirements of local building codes. The building pad must be certified by a qualified Engineering firm for size, compaction and elevation.

3. Temporary Services:

Provide the following temporary services to the Demised Premises.

- **Electrical:** Provide a 200amp, 600volt, 3phase temporary electrical service to the Demised Premises building location for the duration of the Tenant's construction period. Once the Tenant's permanent electrical service is connected and energized, the Landlord will then remove the temporary electrical service.
- **Staging area:** Provide a construction staging area adjacent to the Demised Premises for the Tenant's use during the Tenant's construction period. Size and location of the area to be coordinated with the Tenant prior to the start of construction. The staging area and access route to be of suitable ground material for all season use.

4. Domestic Water:

Provide a separately metered 50 mm water service to within 5'- 0" of the Demised Premises foundation wall at a location designated by the Tenant. Domestic water service to be at a depth to provide sufficient protection and frost coverage.

5. Sprinkler System Water Service:

Provide a separately metered 200 mm sprinkler water service to within 5'- 0" of the Demised Premises foundation wall at a location designated by the Tenant. Sprinkler system water service to be at a depth to provide sufficient protection and frost coverage.

6. **Sanitary Sewer:**

Provide a 150 mm sanitary sewer connection to within 5'- 0" of the Demised Premises foundation wall at a location designated by the Tenant. Sanitary sewer service to be at an invert of no less than 6'-10" below the finished floor slab elevation of the Demised Premises.

7. **Storm Sewer:**

Provide a 250 mm storm sewer connection to within 5'- 0" of the Demised Premises foundation wall at a location designated by the Tenant. Storm sewer service to be at an invert of no less than 5'- 0" below the finished floor slab elevation of the Demised Premises.

All work as outlined above must be read and executed in accordance with the "*Landlords Work Minimum Requirements – Site Works*" as contained in Schedule "C-1" of this Lease.

LANDLORD'S WORK MINIMUM REQUIREMENTS

1.0 GENERAL TERMS AND CONDITIONS

1.1 Preamble

This document constitutes the Minimum Requirements for supermarket site design and development. It is designed for owners who are expected to deliver tenant related construction and common area construction as part of an offer to lease, lease or other agreement ("Agreement"). The purpose of this document is to promote the development of a site for efficient, economical construction, operation and maintenance.

1.2 Definitions

Metro: METRO or one of its banners of affiliated store operators, generally identified as the "Tenant" under the terms of the Agreement.

Landlord: The owner generally identified as the "Lessor" or "Landlord" under the terms of the Agreement.

Agreement: Letter of agreement, offer to lease or let, lease or other similar contract by which the Landlord agrees to perform the construction and development associated with a site that will later be leased to and occupied by Metro or a subtenant.

Minimum Requirements: Document entitled Landlord's Work **Minimum Requirements, Site Works** defining the construction and development work to be done by the Landlord.

Leased premises: The site in its final form as set out in this Agreement.

Professionals: Designers and Engineers hired by the Landlord for work related to the site works.

1.3 Design and Supervision

The Landlord must hire all professionals but not limited to; urban planner, landscape architect (including arborist if required), building architect, site plan architect, soil laboratory, structural engineer, mechanical engineer, civil engineer, electrical engineer, geotechnical engineer, environmental engineer, natural heritage, archaeological, noise consultant, etc. as required by authorities having jurisdiction and approval bodies to prepare drawings and specifications, approve shop drawings, supervise the work, prepare defect lists and oversee final execution and approval of the work, in accordance with the Minimum Requirements and approval/municipal requirements. A complete set of drawings and specifications shall be submitted to **Metro** for review and approval (not to be unreasonably withheld) no later than thirty (30) working days prior to Site Plan Application (SPA) or Building Permit (which ever is the earlier of). **Metro** will return the annotated drawings to the Landlord within ten (10) days of receipt. **Work shall not begin prior to Metro's approval of the complete set of drawings and specifications.** The Professionals' design calculations shall be

provided to **Metro** upon request. All shop drawings related to the Landlords work outlined by this schedule and approved by the Professionals shall be sent to **Metro** as information. The Professionals shall prepare electronic as-built drawings based on the drawings marked up by the contractors and following an on-site audit at the end of the project and issue to **Metro**.

Compliance with the Minimum Requirements during design and construction in no way relieves the Landlord from his responsibilities regarding the site's design and development.

1.4 Codes and Regulations

The work must be designed and executed in compliance with the Minimum Requirements and with all applicable codes, regulations and standards. The most recent and strictest versions of differing articles, if any, of the following documents shall apply to the project:

- National Building Code;
- Ontario Building Code;
- municipal codes, regulations and bylaws;
- WSIB regulations;
- requirements of **Metro's** insurer;
- **all other codes and regulations mentioned in the Minimum Requirements;**

Specifically, the project must include all work required to ensure that the site complies with existing regulations and, insofar as possible, the Minimum Requirements. The Professionals must certify the site's compliance with all codes, regulations and standards currently applicable and identify any exemptions obtained by acquired right. The Landlord shall be responsible for obtaining all necessary permits and approvals required for **Metro** to secure the issuance of a building permit.

1.5 Schedule

At project start-up, the Landlord shall submit a detailed schedule showing all design and construction phases of the project and in accordance with the terms and conditions of the agreement.

