

Proposed Building Address	80 Elgin Street, Ottawa
Ownership	SECRETARY OF STATE FOR FOREIGN AND COMMONWEALTH AFFAIRS OF THE UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND
Property Management if different from ownership	Apollo Property Management Limited
Floor Average Size	7282sf
Proposed Suite Number or Floor and Usable square feet	Floor 4 7282sf
Rentable square feet	7282sf
Describe existing condition of proposed premises	"Warm Shell"-ceiling lights and HVAC to open plan
Use of the Premises	general office purposes
After normal building business hours access to the Premises	<p>The Owner has the following restriction on access Access</p> <p>Subject to Building security measures and requirements, the Tenant shall have access to the Premises on a 24 hour/day, 7 days/week basis. The following is a description of Building access protocols the Landlord will implement from and after the Early Possession Date:</p> <p>During Business Hours and Extended Business Hours, employees of the Tenant to whom the Tenant will have issued a Building access card (the "Tenant's Personnel"), will have access to the Building through the Tenant's main entrance door at the front of the Building and to the Premises by the elevators dedicated to service floors 2, 3 and 4. The Tenant will provide a list of names of persons to whom it will have issued a Building access card and will maintain the list up-to-date. Further, provided the Tenant has given the Landlord at least: (i) 3 Business Days prior written notice, the Tenant's Personnel shall be granted access to the Premises on Saturdays and Sundays from 7:30a.m. to 6:00p.m. (the "Week-End Hours") as they would during Business Hours and Extended Business Hours; or (ii) 5 Business Days prior written notice, the Tenant's Personnel, and subject to subsection 20.7(c), the Tenant's consultants, invitees, guests and other visitors shall be granted access to the Outside of Business Hours, Extended Business Hours and Week-End Hours, access to the Building and Premises by the Tenant's Personnel shall be subject to Building security measures which may include having to call-in Building security one (1) hour in advance of entering the Building, sign in the Building access log book and take other security measures that the Landlord may deem necessary from time to time, taking into consideration the Tenant's right to access the Premises on a 24/7 basis. At all times, consultants, guests, invitees and other visitors of the Tenant will be required to pass through the Building security portal, sign the Building access log book and be escorted by the Tenant from the Building main entrance lobby to the Premises. The Tenant's contractor and sub-contractors for the Tenant's Work and Work in accordance with section 8.1 shall be permitted to enter the parking area for the Building and escorted from the parking area to the Premises, as arranged between the Landlord and Tenant in writing. The measures described in subsections (a), (b) and (c) above will be subject to change from time to time in accordance with the Landlord's assessment of Building security needs having due regard to the Tenant's rights to access the Premises on a 24/7 basis, and the Landlord shall promptly notify the Tenant of all such changes. Except as provided in subsection 6.6 (d), the Tenant shall not be charged any additional fee, including, without limitation, as an Additional Service Cost, for security services provided by the Landlord from time to time in connection with the Tenant's access to, or occupancy of, the Premises outside Business Hours and during Week-End Hours.</p>
Type of Lease (Net or Gross)	Gross
Asking Annual Base Rent per Sq. Ft.	N/A
Describe parking facilities available to tenants, number of parking spaces allocation and cost, if any	No Parking Available
Is there secure bicycle rack on site	Yes
major tenants of the building	British High Commission, NATIONAL DENTAL EXAMING BOARD, Canadian Wireless Telecommunications Association
floor plan of proposed premises	Please see attached brochure