

**Lease Amendment Agreement Terms and Conditions**

<b>Landlord:</b>	The City of Edmonton
<b>Tenant:</b>	The Edmonton Library Board
<b>Extension Term: Commencement Date: Expiration Date:</b>	25 Years January 1, 2027 December 31, 2052
<b>Demised Premises:</b>	The lands outlined in the site plan below as “premises”, including all the buildings, structures and improvements thereon, excluding the Parkade.
<b>Surrender of Premises:</b>	The Tenant shall surrender the lands crosshatched on the site plan below upon execution of this amendment.
<b>Additional Rent:</b>	The Tenant shall reimburse the Landlord for the Landlord’s cost to insure the building.
<b>Environmental Certification:</b>	The Tenant shall maintain LEED Silver environmental certification under the Canada Green Building Council Leadership in Energy and Environmental Design (LEED) rating system.
<b>Energy Benchmarking:</b>	The Tenant shall register in the Landlord’s Building Energy Benchmarking Program and shall remain registered and participate in the program for the duration of the Lease Term.
<b>Use:</b>	The Tenant shall use the Premises for the purpose of a public library, associated ancillary services and commercial activities.
<b>Structural and Capital Components:</b>	The Landlord is responsible, at the Landlord’s sole cost and expense, in accordance with the Lease undertake the structural and capital component renewal and replacements.
<b>Licensed Area:</b>	The Tenant shall be permitted to have the non-exclusive, revocable use of the Licensed Area during the Lease Term for a children’s outdoor play area which is ancillary to the operation of a portion of the Premises as a daycare.

Schedule "A"

