

Lease Amending Agreement Terms and Conditions

The following provisions shall be included in the Lease Amending Agreement:

Landlord:	The City of Edmonton
Tenant:	Edmonton Soccer Association
Extension Term: Commencement Date: Expiration Date: Renewal Option:	18 Years October 1, 2004 September 30, 2047 1 further term of 5 years
Premises Expansion:	The Premises leased to the Tenant is expanded to include the Facility Addition and the Expansion Area.
Rent:	September 1, 2022 to September 30, 2023: \$1.00 per annum October, 2023 to September 30, 2024: \$456,588.00 per annum October 1,2024 to September 30,2047: \$672,096.00 per annum
Capital Reserve Fund Contribution	The Tenant's contribution to the Capital Reserve Fund shall increase from \$114,000.00 per annum to \$300,000.00 per annum as at September 1, 2024.
Environmental Certification:	The Tenant shall maintain Leadership in Energy and Environmental Design (LEED) Silver environmental certification under the Canada Green Building Council LEED rating system for the Facility Addition.
Energy Benchmarking:	The Tenant shall provide the City with the monthly energy usage data for the Premises required for the City to register and participate in the City of Edmonton's Building Energy Benchmarking (BEB) program during the entire Term.
Furniture, Fixtures, and Equipment	The Tenant shall have use of the City's furniture, fixtures and equipment provided or installed in the Premises, and the Tenant shall, at its sole cost and expense, be responsible for the repair and maintenance of the same during the entire Term of the Lease.

The Lease Amending Agreement shall be in a form acceptable to Legal Services, and in content acceptable to the Branch Manager of Real Estate. The approval of the Lease Amending Agreement includes the approval of such corrective, conformance, and incidental changes to the Terms and Conditions, and to the form and content, as necessary or desirable to implement the Lease Amending Agreement, all as may be subsequently approved by the Branch Manager of Real Estate.