

Lease Agreement Terms and Conditions and Site Plan

Landlord:	The City of Edmonton
Tenant:	Old Strathcona Farmers' Market Society
Term: Commencement Date: Expiration Date:	5 Years July 1, 2023 June 30, 2028
Extension Term:	5 years provided the tenant is not in default of the lease and has completed the tenant's work.
Premises:	Portion of building. 33,324 square feet indoor 4,710 square feet outdoor
Capital and Operating Costs:	Tenant fully responsible.
Basic Rent:	\$1.00
Additional Rent:	The Tenant shall reimburse the Landlord for the Landlord's cost to insure the building.
Capital Reserve Fund:	\$150,000 minimum balance to be used towards capital costs. Financial status is reported to the City on an annual basis.
Use:	Operation of a Farmers Market and all incidental activities or operations related thereto which may include a café, a Farmers Market store, curbside service and food.
Building Activation:	Within the first 5 years of the Term, the Tenant shall commence and continue throughout the remainder of the Term, to activate the Premises at least 5 days per week for a minimum of 52 weeks per year. For the purposes of this Lease, the term "activate the Premises" shall mean the Premises is open for business to members of the general public for either the operation of the Farmers Market or the operation of a Farmers Market general store or both of these uses.
Tenant's Work Completion Date	The tenant's work must be completed 3 years after the commencement date (June 30, 2026).
Tenant's Work:	Remove existing boiler system and replace with Roof Top Units

Attachment 1

	<p>(RTU's)</p> <p>Structural work to the existing roof to accommodate new mechanical equipment.</p> <p>Review the structure of the roof to determine if it is possible to include seating, beehives, garden boxes.</p> <p>Construction of a general store, cafe, event space in the south portion of the building.</p> <p>Installation of new overhead door.</p> <p>Construction of 2 barrier free washrooms. Water fixtures will be water efficient</p> <p>Review energy efficiency of existing equipment, assess power consumption and electrical panel layouts.</p> <p>Reorganize floor plan.</p> <p>Install water and drain connections to the vendor spaces.</p> <p>Phased in replacement of existing light fixtures with LED light fixtures.</p> <p>Expand the mezzanine and renovate the office area.</p> <p>Walk in cooler installation.</p> <p>Replace multi use washrooms with single use washrooms.</p>
<p>Licensing:</p>	<p>The tenant may offer licenses for the purposes of holding social or recreational events, including weddings, meetings, dances or dinners, and to market vendors for the operation of the tenant's market.</p>
<p>Heritage Designation:</p>	<p>If the building is ever historically designated the tenant shall consult and work with the City's heritage officer.</p>

The Lease Agreement and any ancillary agreements resulting from the lease of the Premises shall be in a form acceptable to Legal Services, and in content acceptable to the Branch Manager of Real Estate (the "Branch Manager"). The approval of the Lease Agreement shall include the approval of such corrective, conformance and incidental amendments to the terms and conditions of the Lease Agreement and the approval of any ancillary agreements that are reasonably required or desirable to give effect to or implement the lease of the Premises, as may be subsequently approved by the Branch Manager.

