

## .Edmonton Research Park Leases and Subleases

### Leases

There are 5 land leases at the Research Park in which the City leases an entire parcel of land to EEDC. For each of these 5 leases, described under numbers 1 to 5 below, EEDC then subleases the land to a subtenant for development. There is a commercial lease for the Advanced Technology Centre Building (the “ATC Building”) in which the City leases the ATC Building to EEDC, described under number 6 below. EEDC then subleases portions of the ATC Building to subtenants.

The Surrender Agreement contemplates a surrender of EEDC’s interest in all 6 of these Leases and an assignment to the City of EEDC’s interest in all of the Subleases.

1. Lease (SBI BioEnergy)

Legal Description of Premises: Plan 8520483, Block 3, Lot 4A

2. Lease (PBG Biopharma)

Legal Description of Premises: Plan 1721092, Block 2, Lots 6A and 6B

3. Lease (Rocky Mountain Water)

Legal Description of Premises: Plan 8120859, Block 2, Lot 5

4. Lease (Quantiam Technologies)

Legal Description of Premises: Plan 9023672, Block 3, Lot 6A

5. Lease (Nanospeed Diagnostics)

Legal Description of Premises: Plan 9820802, Block 2, Lot 3B

6. Lease (Advanced Technology Centre)

Legal Description of Premises: Plan 8722619, Block 1, Lot 6

### Subleases for 5 Land Leases

These 5 Subleases will be assigned from EEDC to the City

	Company Name	Leased Area (Ha)
1	SBI Bioenergy Inc	1.02
2	PBG Biopharma Inc. (formerly Polar Bear Genome Biopharma Canada Corp.)	1.43
3	Rocky Mountain Glacial Spring Water & Beverage Inc	1.534
4	Quantiam Technologies Inc.	1.639
5	1715940 Alberta Inc (NanoSpeed Diagnostics Inc)	0.676

### Subleases within ATC Building

All of the Subleases within the ATC Building will be assigned from EEDC to the City.

Legal Description of Premises: Plan 8722619, Block 1, Lot 6

Suite#	Name of the Sub-Lessee	Leased space (sq.ft.)
100	PROXILOGICA	1,140.00
101	IRAP	1,153.00
103	YARDLY, ROCKIA INC.	1,150.00
105	CLINILYTICS	1,150.00
106	STREAM TECHNOLOGIES	1,150.00
108	METABOLOMICS TECHNOLOGIES (MTI)	1,150.00
109	NANOSPEED DIAGNOSTICS	1,456.30
111	SCHOOL ENGAGE INC.	565
112	NTWIST	274
114	MYSTEEQ	274
116	NANOPRECISE SCIENTIFIC CORPORATION	289
117	NANOPRECISE SCIENTIFIC CORPORATION	289

## Attachment #2

118	SCHOOL ENGAGE INC.	274
119	CLINILYTICS	274
120	FACTOID ENERGY GROUP INC.	274
121	SCHOOL ENGAGE INC.	274
122	NANOPRECISE SCIENTIFIC CORPORATION	280
123	DOCEO AI	283
127	EZ ENROUTE	146
128	MILLENIUM 3 TECHNOLOGIES	146
129	IRAP	290
130	TENSORGRAPH INC.	146
131	PYGO INC.	146
132	PYGO INC.	574
137	TIER6 SOLUTIONS	341
138	TIER6 SOLUTIONS	341
139	AEROSTUDIES	560
122.1	TOKU INDUSTRY	252
206	BONSAI BETA (UMAY CARE)	537
208	IRAP	767
209	NANOSPEED DIAGNOSTICS	769
211	CYANIC AUTOMATION	471
213	TOKU INDUSTRY	995
215	IMBIOTECHNOLOGIES	528
217	TOKU INDUSTRY	995
218	TIER6 SOLUTIONS	860
	<b>Total</b>	<b>20,563.30</b>
<i>As per September 2020 rent roll information provided by EEDC.</i>		