

## **“Schedule B”**

### **1500 University**

#### **Base Building Specifications**

The Leased Premises to be completed by Landlord shall include:

#### **1. CEILING**

A ceiling shall be made of acoustical tiles installed on a system of reversed tee suspension per the Building Standard. The ceiling type shall be 24” x 48” with Armstrong second look II, scored tiles (with effect 24 x 24).

#### **2. FLOORING**

The Leased Premises shall be finished with a Trowel finished cement coated floor ready to receive a carpet finish.

Any reinforcement to the floor or Building structure due to excessive load in the Leased Premises (ex : storage, safe, or heavy equipment used by Tenant ) will be designed, made and supervised all at the Tenant’s expense, the latter having procured the approval of Lessor's professionals.

#### **3. PARTITIONS (common corridors and demising walls)**

Common corridor walls and demising walls shall be constructed of one 5/8" plasterboard on each side with a 3 and 5/8" steel stud insulated with acoustical mat and constructed from the floor to ceiling slab. Joints will be taped and plaster finished, sanded and ready to receive finish.

#### **4. ENTRANCE DOORS**

The Landlord shall provide one double full height entrance door, with glazing and three emergency exit doors (if required by code), solid core wood construction with wood varnished finish (as per Building Standard) with appropriate hardware in accordance with the Building Standard.

#### **5. IDENTIFICATION**

The Landlord shall install at his expenses, upon Tenant’s arrival, Tenant’s company name (1 name) and suite number on the Building Directory panel, elevators, elevator hall and beside each entrance door on the floor using required photos to be provided by Tenant in accordance with the Building Standard. All subsequent modifications will be made at the Tenant’s expense. The company's logo will be visible at street level of the 1500 University entrance, according to building standard signage and subject to municipal regulations.

## **6. SUN SCREEN BLINDS**

Perforated sun screen blinds will be provided by the Landlord at exterior windows, per the Building Standard, including the atrium glazing.

## **7. ELECTRICITY**

The building will provide a total collective charge of 4 watts per square foot (43 watts per square metre) of usable space for general office use and electrical plugs. Electrical distribution of consisting of ceiling junction boxes of one (1) per 800 square feet in a capacity of 4cc-15A.-120V capacity and a verification meter to measure 120/208V consumption shall be provided by the Landlord. In certain specific areas to be agreed upon between the 2 parties, however, such as supplemental air conditioning equipment, computers, conference rooms, dining areas, video conferencing equipment installed at the Commencement Date by Tenant with Landlords reasonable consent, in the Leased Premises 8 watts load per rentable square foot shall be supplied.

## **8. LIGHTING**

Standard lighting of 300 lux maintained at a work level (of 30" from floor level) shall be provided.

The lighting fixtures will be a suspended indirect type from acoustical ceiling. Two tube 32W, T-8 electronic ballast, suspended at 8'-0". Continuous fixtures varies from 4', 8' and 12', as per layout. Closed ended fixtures with canopy Metallumen, model Orbit, series 02D, DEW open, Straights Lots Q, Solid Pendant Mount, color: white. One fixture per 75 square feet is required.

Lighting shall be at 347V.

## **9. HEATING, VENTILATION, AIR CONDITIONING AND SPRINKLERS**

The Landlord shall provide standard heating, ventilation and air-conditioning in accordance with ASHRAE and Building Standards which include a conference room of 800 square feet for each 20,000 usable square feet; one mixing box and thermostat each 1 200 square feet; and one air diffuser each 300 square feet. All changes due to partitioning and tenant office lay out in the Leased Premises or additions of equipment will be made at the Tenant's expenses.

## **10. TELECOMMUNICATIONS**

Telecommunication infrastructure shall offer a maximum of flexibility and redundancy in order to cover all present and future needs of tenant.

- Infrastructure designed according to TIA/EIA (Telecommunication Industry Association et Electronic Industries Alliance) standards to allow access to efficient and high-performance technologies shall be installed.

- Large transmission capacity, for voice, data, imaging and video thanks to building cabling of category 3 for voice, category 6 for data, multimode and single mode fibre optic cable shall be installed. Category 6 copper cable, compatible with 1 Gbps Ethernet and 2.4 to 4.8 Gbps ATM applications, shall be used. The fibre optic cable shall be able to support 10 Gbps Ethernet applications.
- The POP room shall be designed to receive at least 3 telecommunications service providers (TSP).
- Access to the infrastructure and telecommunication rooms shall be controlled, in order to minimize the risk of breaks and interruptions.
- Sleeves shall be reserved and dedicated in each telecommunication room for the tenants who want to link up their computers from one or many stories and/or areas to their computer rooms. Also, the telecommunications rooms between the 4<sup>th</sup> and 9<sup>th</sup> floors shall be vertically and horizontally linked for each area (4 areas per floor).
- Tenants are responsible for cables installed in their space.
- A conduit shall link the server or equipment room to the floor telecommunications room, allowing Tenant to centralize all his active equipment.
- The cabling infrastructure shall be designed to easily add copper cables and fibre optics, in order to meet the Tenant's growing needs.
- The possibility of incorporation of wireless technologies, satellites and coax cables exists in the Building

## **11. COMMON AREA CORRIDORS**

The Landlord will provide a common area corridor, at its sole expense, completed with similar finishes to the other completed floors in the Building in a configuration that considers Tenant's proposed allocation of their space on the floor as per Schedule "A".

The Corridor will have suspended gypsum ceilings with bulkheads, halogen light fixtures and wall appliques with ceramic tile finished floors as applicable.

## **12. RESTROOMS**

The Landlord will provide at its sole expense restroom facilities in accordance with the local code for capacity, handicap accessibility, in the common area of this floor for Tenant's use as indicated on schedule "A". Each male and female restroom shall be equipped and finished to Building standards including all stalls, sinks, fixtures, mirrors, air exhaust, ductwork and other appurtenances. Ceramic tiles will cover all floors and walls to match existing restroom facilities on the floor.

### **13. SPRINKLERS**

The Building shall be equipped with an automatic sprinkler system that provides one semi recessed sprinkler head per 130 square feet.

### **14. FIRE ALARM SYSTEM**

The Building shall be equipped with a complete fire alarm system including emergency telephones, loud speakers, smoke detectors and manual stations, disseminated on each floor. A system of identification by area will be in the Building control room permitting Landlord to locate tenants in an emergency. All changes to the system to be included in Tenant Allowance and approved by Landlord.

### **15. DEMOLITION WORK**

All drilling of floors, walls and columns must be verified by the Landlord's engineer and acceptable to Landlord and these costs to be borne by Tenant.

### **16. ADDITIONAL COSTS**

Any supplementary work resulting from additional specific needs or any modification requested by the Tenant shall be at the Tenant's expense.

Any supplementary work resulting from local building code and/or by-law requirements for the Building that are not specific to Tenant's occupancy of its leased space, shall be at the Landlord's expense.