

Tenant Handbook

Bankers Court
850 2nd Street SW, Calgary, AB

Brookfield
Properties



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Introduction

Welcome

Brookfield Office Properties (Brookfield) is pleased to provide this Tenant Information Guide (the “Guide”) for the exclusive use for the tenants of Bankers Court (the “Building”). It will assist you in becoming familiar with the features, facilities, operating procedures and the staff who provide services to the Building.

We at Brookfield consider our tenants to be our partners; we strive to make a meaningful contribution to their success. As a corporation and as individuals, we are relentless in our commitment to *outstanding service*.

The information contained in this Guide is general in nature and may differ from your lease. In all cases, the lease takes precedence over the Guide.

Please keep the Guide in a convenient location, perhaps at your reception area. The information contained in this Guide will be updated periodically to ensure that it remains accurate.

The most current copy of the Guide will always be located on our website at www.axiistenantapp.com/properties/BC under the “Properties” tab within the “Building resource” section.

Our Property Management Team will be pleased to answer and clarify any questions you may have concerning the information contained in the Guide or about the Complex.

Brookfield Privacy Statement

We value you as a customer and we take your personal information privacy seriously. For this reason, we would like to inform you of our policies for collecting, securing and sharing personal information.

Our Privacy Principles

We do not sell customer information.

We do not provide personal information about an individual to individuals or organizations outside of Brookfield unless we have your consent for doing so.

We require any person or organization providing products or services to our customers to protect the confidentiality of Brookfield’s customer information.

We afford prospective and former customers the same protections as existing customers with respect to the use of personal information.

Information We May Collect

We collect and use information that is necessary to administer our business, to advise you about our services, and to provide you with outstanding customer service.

Brookfield Privacy Statement (Continued)

Information Disclosure

We share information about our transactions with you within Brookfield to better serve you and meet your current needs. We may also disclose customer information about you to persons or organizations as permitted or required by law.

Your Awareness and Permission

Being a customer of Brookfield, you provide us with your consent to the collection, use, and disclosure of certain personal information.

Brookfield Protects Customer Information

We maintain physical, electronic, and organizational safeguards to protect customer information. We continually review our policies and practices; monitor our computer networks to ensure the safety of customer information.

For More Information

If you have any questions, please send your questions to Brookfield's Privacy Officer via email to privacyofficer@brookfield.com.

Management Office and Operations

Management Office

As the managers of Bankers Court, we want you to know that every member of our team is here to serve you.

Should you have any questions or comments, please feel free to contact the Property Management Office and we will be happy to assist you, where at all possible.

The Property Management Office is located in the Royal Bank Building (Bankers Hall Complex) and our mailing address is as follows:

Brookfield Office Properties Management Corporation
Royal Bank Building
Suite 800
335 - 8 Avenue SW
Calgary, Alberta
T2P 1C9

The Property Management office hours and telephone/fax numbers are:

Monday to Friday 8:00 a.m. to 4:30 p.m.
Telephone No (403) 770-7025
Fax Number (403) 770-7030

Management Directory

General Manager
Steve Weston
Phone: (403) 770-7085
Email: Steve.Weston@brookfieldproperties.com

Property Manager
Maria Kennedy
Phone: (403) 770-7083
Email: Maria.Kennedy@brookfieldproperties.com

Senior Vice President, Office Leasing
Dwight Jack
Phone: (403) 770-7089
Email: Dwight.Jack@brookfieldproperties.com

Director, Office Leasing
Ryan Handley
Phone: (403) 770-7122
Email: Ryan.Handley@brookfieldproperties.com

Management Directory (Continued)

Consultant, Retail Leasing

Paul McCloy

Phone: (403) 206-2130

Email: pmccloy@taurusgroup.com

Vice President, Construction

Winston Jensen

Phone: (403) 770-7130

Email: Winston.Jensen@brookfieldproperties.com

Manager, Property Accounting

Rosalee Lindsay

Phone: (403) 770-7193

Email: Rosalee.Lindsay@brookfieldproperties.com

Manager, Marketing & Events

Ramona Biggar

Phone: (403) 770-7119

Email: Ramona.Biggarr@brookfieldproperties.com

Assistant Manager, Auditorium

Brent Lambert

Phone: (403) 770-7146

Email: Brent.Lambert@brookfieldproperties.com

Assistant Manager, Tenant Services

Jasskara Lagos

Phone: (403) 770-7099

Email: Jasskara.Lagos@brookfieldproperties.com

Tenant Services Coordinator

Ashley Mortimer

Phone: (403) 770-7032

Email: Ashley.Mortimer@brookfieldproperties.com

Operations Directory

Manager, Operations

Ken Williams

Phone: (403) 770-7082

Email: Ken.Williams@brookfieldproperties.com

Manager, Housekeeping

Bee-Clean

Christie Wright

Phone: (587) 215-9005

Email: Christie.Wright@beeclean.net

Parking Management

Impark

Bankers Court

Email: Bankers@impark.com

Porter Service

Exela Technologies

Phone: (403) 531-0100

Tenant Service Hotline

Phone: (403) 310-SERV (7378)

Email: www.310serv.com

Security Directory

Senior Manager, Security & Life Safety

Mike Lyon

Phone: (403) 770-7080

Email: Mike.Lyon@brookfieldproperties.com

Security

Phone: (403) 237-5658

Mailing Address and Postal Code Information

850 – 2nd Street SW
Calgary, Alberta
T2P 0R8

Hours of Business Operation

Office Tower

Monday to Friday6:00 a.m. to 6:00 p.m.
After hours, weekends and holidaysRestricted access (access cards only)

Building Entrances

Monday to Friday6:00 a.m. to 11:00 p.m.
+15 Access7:00 a.m. to 9:00 p.m.

Retail Shops and Services

Monday to Friday10:00 a.m. to 5:00 p.m.
SaturdayClosed
SundayClosed

Statutory Holidays

Unless otherwise stipulated in your lease, the designated statutory holidays for the Building are:

New Year's Day	Good Friday	Canada Day	Labour Day	Remembrance Day	Boxing Day
Family Day	Victoria Day	Civic Holiday	Thanksgiving Day	Christmas Day	

Leasing Information

For information regarding additional office space requirements, please contact the Senior Vice President, Office Leasing, listed under the Management Directory or contact the Property Management Office.

For information regarding additional retail space requirements, please contact the Retail Leasing Consultants listed under the Management Directory or contact the Property Management Office.

For information regarding available storage in the Building, please contact the Manager, Tenant Services, and you will be provided with applicable rates and space availability.

Emergency Numbers

Emergency 911
(When dialing from an internal telephone system, you may have to dial "9-911")

Local Business Directory

For your convenience, we have compiled a directory of businesses located in the surrounding area that may be of service to your company.

Banks

C.I.B.C. (Bankers Hall) (403) 974-1021
 Royal Bank (Bankers Hall) (403) 292-3311

Courier Services

Please call for a list of local courier companies. (403) 264-3115

Postal Services

Canada Post (403) 233-2400
 (Suite 149, Bankers Hall Retail)

Taxi Services

There is a taxi stand located on the corner of 8th Avenue and 2nd Street SW, beside the Hollinsworth Building. If a taxi is required for an alternate location, please feel free to contact Security at (403) 237-5658 and they will be happy to make arrangements for you.

Bankers Hall Auditorium

Specially designed for corporate meetings or conferences (403) 770-7146

Bankers Hall Information Desk

Located on the Main Level of Retail (403) 770-7145

Lane Perks

Brookfield On-line Concierge Service.
 Please visit their website at www.laneperks.com

Calgary Downtown Association

Calgary's Downtown is a shopping, entertainment, cultural and recreation centre for Calgarians, and a tourist centre for more than 4.5 million visitors a year. For more information, visit their website at www.downtowncalgary.com

Retail Tenants

Ambiance Dental (Dr. Andrew Wasik & Dr. Rose Nagra) (403) 261-7661
 Bankers Hall Endodontist (403) 263-1343
 Café Alchemist (403) 261-0938

Tenant and Building Services

Environmental Initiatives

Corporate Environmental Profile

Bankers Court was designed to a LEED® Gold standard and has been recognized by the United States Green Building Council (USGBC) with this designation.

Brookfield is firmly committed to the continuous improvement of energy performance and the sustainability profile of its Canadian office portfolio, both in new developments and within existing buildings. The company continues to expand and enhance the features, systems and programs at each of its properties that foster energy efficiency, water efficiency, and reduce landfill waste, as well as enhance the wellness and safety of its tenants, employees and the community. Each of Brookfield's managed properties undergoes routine, comprehensive environmental reviews and upgrades, and its environmental footprint is closely monitored through greenhouse gas emissions and energy intensity metrics.

In addition to developing new buildings and operating existing ones in environmentally friendly ways, Brookfield also looks to take leadership positions in industry organizations and supports initiatives that promote sustainability and energy conservation. Brookfield is a member of the Canada Green Building Council (CaGBC) in relation to its pursuit of various LEED® green building certifications and works with the Building Owners and Managers Association (BOMA) in Canada on the BOMA 360 Environmental program.

For more information on our Environmental Initiatives, please see our Sustainability section on the Tenant Resources page of our website at www.axiistentantapp.com/properties/BC.

Tenant Service Requests (310-SERV)

310-SERV is a centralized Call Centre which operates 24 hours a day, 7 days a week. All requests for service and maintenance (including heating, cooling, cleaning, lighting, electrical, plumbing, locksmith services, general maintenance and building services), should be directed to the **Brookfield Tenant Service Centre at 310-SERV (7378)** or www.310serv.com.

Any billable work will require advance authorization by the appropriate individual in your company.

Tenant Services

Brookfield's goal is to provide outstanding tenant service at all times. This means:

- Courteous, timely, efficient, high quality responses to tenant requests.
- A follow up review to confirm that the Tenant is satisfied with the response.
- Clear and accurate invoicing when there is a charge for the service.

Each Lease contains specific information about services to be provided, including complimentary and chargeable services. Your **Assistant Manager, Tenant Services** is pleased to answer any questions you may have about charges for services being requested.

Services may be provided by Brookfield staff or by outside contractors hired by Brookfield. Tenant representatives can submit requests for routine maintenance using the **310-SERV** telephone number or via our online system at www.310serv.com.

Tenant Service Requests (Continued)

Brookfield performs weekly Customer Satisfaction Surveys on at least 5% of all service requests submitted through our Call Centre. These surveys are used to gather feedback for continuous improvement on the customer service provided by Brookfield's Operations staff and Property Management teams. Tenant participation in these surveys is imperative to this continuous improvement and, as such, Brookfield strongly encourages Tenants to take part in the process and values all input provided.

Tenant Insurance Requirements

Your lease includes a provision requiring that you must obtain and keep current varying types of insurance for your premises in the Building (please refer to your lease for details).

A Certificate of Insurance, verifying your coverage as required under the lease, must be delivered to the Property Management Office before assuming tenancy in the Building. A new certificate must be forwarded to the Property Management Office at least thirty (30) days prior to the expiry of the policy.

Any contractor who will be performing a service for you in your space at any time of day or night must have a Work Authorization Permit, insurance information and a clear WCB report submitted to the Property Management office (Suite 800, 335 8th Avenue SW - Royal Bank Building) at least **48 hours prior** to any work being performed. This includes furniture movers, pop/juice delivery personnel, carpet cleaners, etc. Permits are available at the Security Control Room located in the east corridor off the Retail area of Bankers Hall Complex. Tenants must request and provide copies of a Certificate of Insurance from all vendors who perform work within their space at the time they submit a Work Authorization Permit form. Access will be denied to anyone who does not have the correct documentation approved by both the tenant and Brookfield.

Each permit must have **insurance** naming the Landlord as co-insured or additional insured:

**Brookfield Properties (BHT) Ltd. and bcIMC Realty Corporation,
Brookfield Properties Canada Management LP,
Brookfield Properties Canada Management Corporation,
Brookfield Properties (Canada) Inc. and
The Manufacturers Life Insurance Company**

Each permit must also have a **WCB Clearance letter** attached to it. Any company performing a service for a tenant should have WCB coverage and all premiums should be paid in full to receive a clearance letter. If a contractor is hired and the premiums are not up to date, WCB has the right to require the tenant to pay all outstanding premiums and, should an injury occur, the tenant will be responsible for all costs associated with that injury.

Signage

A building standard sign program has been established for the main lobby, elevator lobbies and at your premises entrance that must be adhered to. Please complete the "Tenant Sign Request" form and return it to the Property Management Office.

Signage (Continued)

It is important that you enter the exact wording and punctuation as the signs will be ordered exactly as they appear on the form. Please note that it will take approximately three (3) weeks from the time the signs are ordered until they are delivered to the building. Unless otherwise stipulated in your lease, the cost of all signs is at the tenant's expense. Please contact the Assistant Manager, Tenant Services for further details and applicable costs.

Please note that no signs or lettering shall be inscribed, placed or affixed in the leased premises or the Building which are visible from the exterior of the Building or common areas unless authorized in writing by the Landlord.

Smoking Policy

Bankers Court is a non-smoking complex. Smoking is therefore not permitted in the washrooms, stairwells, common corridors, lobbies and underground parkade, or within tenant premises.

In keeping with our commitment to the Environment and in repose to many tenant requests, we have developed a new "Smoke Free" program for all of our Canadian Properties. This program not only reminds tenants that the Building itself is smoke free, but ask that tenants refrain from smoking within 9 metres (30 feet) of all building entrances.

This expanded "Smoke Free" area is a decision Brookfield has made to enhance the experience both tenant and visitors have when they enter our Buildings. To assist us in this initiative, we will be posting signage at all entrances to the Building and we hope tenants will post signage within their space as well.

Vapor/Electronic cigarettes are **not approved** by Health Canada nor supported by the Canadian Lung Association as a method to quit smoking. Health Canada does not know the long-term health impact on individuals using these products and how they may impact people around the users of these products. As a result, we are treating them the same way as traditional cigarettes and prohibiting them from use in the property. In keeping with our No Smoking Policy, the "Smoke Free" initiative will also apply to vapor/electronic cigarette use.

Moving and Delivery Guidelines

These moving and delivery guidelines have been developed to ensure a safe and efficient move for you and your organization. Following these guidelines will expedite your move and protect the people handling the move as well as your property and the building itself. These guidelines are in no way meant to hamper or restrict your moving process but rather to safeguard the elements involved in the process. Please let us know how we can best assist you with your move.

- A "**Work Authorization Permit**" must be submitted **at least 48 hours prior** to the date and time of your scheduled move. All moving arrangements must be confirmed with Property Management prior to any moves being permitted.
- Office moves may only occur on the weekends or after 6 p.m., Monday through Friday.

All moves and deliveries must be handled through the freight elevator only. Protective elevator pads will be provided. The freight elevator must be booked in advance by contacting Security at **(403) 264-4848**. The freight elevator is booked on a first-come first-served basis.

Freight Elevator Dimensions

Width - 6.9 Ft
Length – 6.1 Ft
Height – 10 Ft
Corner to Corner – 9.1 Ft

Moving and Delivery Guidelines (Continued)

- The Loading Dock is the preferred building entrance for moves and deliveries. We strongly encourage you to reserve this area as well. Property Management must authorize any exceptions to this entry point. If other areas of access are approved, the mover must protect floors and walls with acceptable material to prevent damage.
- The moving contractor must provide a **Certificate of Insurance** prior to the actual move. The mover must be bonded and carry a minimum of \$5 million combined single limit, property damage and public liability insurance. The insurance must list the landlords as additional insured:

**Brookfield Properties (BHT) Ltd. and bcIMC Realty Corporation,
Brookfield Properties Canada Management LP,
Brookfield Properties Canada Management Corporation,
Brookfield Properties (Canada) Inc. and
The Manufacturers Life Insurance Company**

Each permit must also have a **WCB Clearance letter** attached to it. Any company performing a service for a tenant should have WCB coverage and all premiums should be paid in full to receive a clearance letter. If a contractor is hired and the premiums are not up to date, WCB has the right to require the tenant to pay all outstanding premiums and, should an injury occur, the tenant will be responsible for all costs associated with that injury.

Your moving contractor will be responsible for any damage incurred to the Building during the move. To avoid unnecessary damage, we suggest your movers pad or otherwise protect all entrances, doorways and walls affected by the move, and cover all floors traversed during the move with appropriate material.

- Your moving contractor is responsible for removing all garbage and bulky packing cartons.
- Our Building has a strict “No Smoking” policy. The moving crews are not permitted to smoke in any area of the building.

Loading Dock

Location, Hours of Operation and Deliveries

The entrance to the Loading Dock for the Building is located off 9th Avenue SW with the maximum height restriction being **13 feet, 6 inches**. The Loading Dock is normally open from 8:00 a.m. to 5:00 p.m., Monday to Friday (statutory and designated holidays excluded).

Tenants should specifically instruct their carriers that all deliveries or shipments, other than those which are handheld, are taken to or from the tenants door via the Loading Dock. The Landlord, **Brookfield Properties Canada Management Corporation**, as the sole general partner of: **Brookfield Properties Canada Management LP**, as agent of: **bcIMC Realty Corporation** and

Loading Dock (Continued)

Brookfield Properties (BHT) Ltd., assumes no responsibility for breakage, damage, theft or personal injury, however caused.

Wheeled dolly and handcart access is to be solely via the Loading Dock. Tenants and their delivery firms are required to supply their own dollies, hand carts and pump trucks.

If a tenant desires special services before or after regular Loading Dock hours (e.g., carpet care, courier delivery, office functions), special prior arrangements regarding access must be made through Security, **(403) 264-4848 or (403) 237-5658, if no response.**

Regulations

In order to provide efficient, expedient service in the Loading Dock, the following rules apply:

- 20 Minute Maximum Stay
- Please check in with Dockmaster. If the Dockmaster is not available, please contact Security Control at 403-237-5658
- The Loading Dock is for loading and unloading only, a 20-minute maximum time limit is strictly enforced. Extended stays are not permitted
- Storage room doors, and other vehicles on the Loading Dock must not be blocked at any time
- The Loading Dock is for Bankers Court business only
- The largest vehicle we can accommodate is a 5 ton straight-axle no higher than 12 feet, 6 inches
- Propane – Fueled vehicles are prohibited in Bankers Court
- Vehicles must not be left idling on the Loading Dock
- Please ensure bay doors are closed upon arrival and departure
- If Loading Dock vehicle capacity has been reached, you may be asked to wait or return later
- Limited delivery equipment is available for use on a short-term basis, all equipment is to be returned immediately after use
- Any violations of the rules and regulations may result in tickets being issued and/or a vehicle being towed at the vehicle owner's expense
-

Parking

Location, Operation Hours and Charges

The parkade is operated by **Impark**. If you have any parking queries, please contact Impark directly.

Phone: (403) 770-7158 Main Office
Email: Bankers@impark.com

The entrance to Bankers Court Main Parkade is located off 9th Avenue SW, between 2nd and 1st Streets. There are reserved spaces on 2 levels and unreserved stalls on 3 levels. To gain access from within the Building, the parking elevators must be used from the Retail area of the Building. The parkade maximum clearance height is 6' 6" due to low areas throughout the parking facility. Extended length vehicles should check with the Property Manager prior to accessing the parkade for the first time. The entrance ramp grade can cause extended length vehicles to have decreased clearance. The Landlord and Property Management shall not be responsible for any loss or damage to vehicles, however caused or incurred.

Parking (Continued) Parking (Continued)

Spaces are limited to the number of stalls entitled under your lease. However, should additional stalls be required, they will be on a month-to-month basis with a thirty (30) day written cancellation notice provision. All monthly parking charges will be invoiced via statement provided at the commencement of your parking term. All payments are to be made the first of each month and sent to Impark. For your convenience, pre-authorized payment can also be set up.

Note: From time to time, it becomes necessary to convert “unreserved” stalls to “reserved”. Please pay attention to signage to avoid parking in reserved stalls.

Regulations

Illegally parked vehicles will be ticketed. Any vehicles parked in a designated fire route will also be ticketed.

- Vehicles parked in the parkades are entirely at the risk of the vehicle owner. The Landlord and/or Property Management shall not be responsible for any loss or damage to vehicles parked in the parkades or the contents, however caused or incurred.
- Thirty (30) days written notice (as per parking agreement) is required for cancellation of any/all spaces.
- No washing or repairing of vehicles is allowed in the parkade.
- Absolutely no smoking is permitted in the parkade.
- Absolutely **No Parking** is permitted in the alley between Bankers Court and the ATB Building. City By-Lay will enforce this rule and ticket and tow any vehicles parked in this area.

For your own safety, please remember to lock all doors and close all windows after you have parked your vehicle in the parkade. Valuables and cellular phones should be stored and locked in the trunk, where at all possible.

Additional Services Provided by Impark

- Complimentary jump-starts.
- Complimentary tire inflation.
- Complimentary window wash stations located throughout the parkade.
- Car Wash: Full car wash services available in the Bankers Hall Parkade. Located on P6 of the Bankers Hall underground parkade. Please call Reflections Car Wash at (403) 263-2607 (or www.reflectionscarwash.ca) for details and to book an appointment.

Lost and Found

Lost and found items can be turned in or claimed at the Security office located on the main Retail floor of the Building.

Bicycle Racks

Secured bicycle parking is located in Bankers Court Parkade on level P1. These stalls are reserved annually. For more information on rates and availability, please contact Impark at (403) 770-7158.

The City has also provided non-reserved bicycle parking racks along 8th Avenue SW and various location along 9th Avenue SW. **NO bicycles may be attached in any way to Building pillars, railings or signage. Any bicycle found attached to the Building or property of Bankers Court will be removed at the owner’s expense.**

Parking is at your own risk. The Landlord and Property Management shall not be responsible for any loss or damage to bicycles, however caused or incurred.

Please note that bicycles and scooters are not permitted in the office tower or other common areas of the Building. No bicycles or scooters are permitted in the parkade shuttle elevators, tower elevators or freight elevators. For the safety of all registered bike parkers, all bicycles must be **walked** down the parkade ramp to your assigned stalls, not ridden.

Note: No bicycles are permitted within the parkade unless a bicycle parking agreement has been issued and a parking stall assigned.

Car Wash Services

A car wash service is located in Bankers Hall underground parkade on level P6. This service is provided on an appointment basis. For more details, please contact Reflections Car Wash at (403) 263-2607 (or online at www.reflectionscarwash.ca).

Alterations and Remodeling

All contemplated changes to your leasehold improvements must be reviewed and approved by Brookfield prior to the commencement of construction. In general, tenants are required to submit:

- Three (3) complete sets of working drawings, including architectural, mechanical and electrical specifications detailing all changes.
- Name and telephone numbers of the design firm and general contractor and a list of all sub-trades.
- Copy of the Building Permit Application with actual permit to follow.
- Certificate of Insurance from the General Contractor.

For further information regarding construction, alterations and remodeling, please read the tenant design criteria found at www.axiistenantapp.com/properties/BC under “Tenant Resources”, “Forms and Manuals”, “Tenant Design and Construction Manual” (Quick Link). You can also contact the Manager, Construction Services listed in the Management Directory with any questions.

Brookfield Online Concierge

Brookfield's Online Concierge Service is a service that we offer our tenants to purchase services and tickets to popular events and attractions through our partner **Lane Perks**. Be sure to take advantage of our many discounts and access to great seats. If you cannot find what you are looking for, contact Lane Perks at perkshelp@joinlane.com.

The service offers exclusive savings or preferred seating on:

- Concerts
- Hotels
- Travel
- Theatre
- Sporting Events
- And much, much, more!

How to Place an Order:

To contact our online Concierge Service, please go to their website at <http://www.laneperks.com/>.

Accessibility

Brookfield's AODA Actions

Brookfield strives to remove and prevent barriers to accessibility, and to meeting the accessibility needs of its employees, tenants, customers, members of the public and other third parties. To provide accessible customer service, in accordance with the Accessibility for Ontarians with Disabilities Act ("AODA"), currently the first of its kind in Canada, Brookfield has developed a customer service policy in compliance with the best practice AODA legislation. Our policy includes practices and procedures for all staff to provide services to people with disabilities, and is consistent with the core principles of independence, dignity, integration and equality of opportunity. Brookfield employees have received training on the Brookfield AODA Customer Service Standard Policy.

Customer Feedback Process

If any issues arise regarding accessibility, tenants and visitors are encouraged to fill out a Customer Feedback Form, found at the Security desk, Property Management office or on our website. Forms may be returned to the Property Management office, Security desk or sent to accessibility@brookfield.com.

This form helps Brookfield manage and address any accessibility concerns in a timely manner. Furthermore, customers may provide feedback via telephone, email, letter or in person at our Management Office. In all cases, an Accessibility Corrective Action Form will then be filled out and assigned to the appropriate individual for immediate attention. Brookfield staff will review the feedback and endeavour to provide a response within 24 hours.

Security and Life Safety

Building Security

The security and safety of the tenants of the Building are one of our highest management priorities.

Security Guard Coverage

Security Guard coverage is through an in-house Security team, supplemented by a security contractor that provides trained personnel to meet the needs of the Building. Coverage is as follows:

Monday to Friday 24 hours per day
Weekends and Holidays..... 24 hours per day

LiveSafe – axiis by Brookfield Properties

Brookfield is proud to introduce LiveSafe, a mobile safety communications platform that allows our valued tenants and employees an easy way to ask for help, get real time safety & security notifications and share important information that could impact our community. Livesafe is accessed through axiis.

- **EMERGENCY NOTIFICATIONS:** In the event of an emergency, we will use this tool to notify and update predetermined Tenant representatives of building emergencies and/or service outages.
- **EMERGENCY TIPS:** Submit a message directly to security during emergency situations. The application allows you to add pictures, videos and audio files. Ensure you are in a safe area before sending Emergency Tips. **If police, fire or ambulance is required, call 911 immediately.**
- **REPORT TIPS:** Directly share information, pictures, videos or audio with Brookfield Security regarding security concerns.

For more information about LiveSafe and axiis, contact a Security & Life Safety representative.

Base Building System

Access to the office tower is restricted to authorized persons from 6:00 p.m. until 6:00 a.m. weekdays; and from 6:00 p.m. Friday until 6:00 a.m. the first regular working day of the next week.

The locations of the base building exterior entrance card readers are:

- Retail and main lobby entrances, corner of 3rd Street SW and 9th Avenue SW; and from 9th Avenue SW.
- Plus 15 from Bankers Hall, Retail Level 2 from the east corridor.

Tenants, upon leasing space, are requested to contact the Security Room and arrange for the necessary access cards for all employees who may require access. New or replacement access cards will be subject to a fee (refer to *Financial Requirements* for details). Once a card has been issued, it is the **tenant's responsibility** for the safekeeping and control. It is recommended that the tenant have one employee designated as the point of contact for authorizing card access requests.

Any required security card additions and/or deletions must be made by completing the "Security Card Access Change form" located in "Forms and Manuals" or, preferably, a request sent by e-mail to the Security Control Room (BankersHall.Security@brookfield.com). Only the authorized tenant representative may submit the change form.

After Hours Access for Tradesman

It is required that tenants complete a "Work Authorization Permit" for any visitors or contractors working in the Building and return it to the Management Office for approval at least 48 hours before.

Each Work Authorization Permit must have attached a **Certificate of Insurance** naming the Landlord as co-insured or additional insured:

**Brookfield Properties (BHT) Ltd. and bcIMC Realty Corporation,
Brookfield Properties Canada Management LP,
Brookfield Properties Canada Management Corporation,
Brookfield Properties (Canada) Inc. and
The Manufacturers Life Insurance Company**

Each permit must also have a **WCB Clearance letter** attached to it. Any company performing a service for a tenant should have WCB coverage and all premiums should be paid in full to receive a clearance letter. If a contractor is hired and the premiums are not up to date, WCB has the right to require the tenant to pay all outstanding premiums and, should an injury occur, the tenant will be responsible for all costs associated with that injury.

No tradesmen will be permitted to access or work during off-hours without the prior approval of the tenant and Property Management. All tower elevator movements from the lobby upwards or from floor-to-floor will be controlled by the pre-programmed data on the access card. Security Guards or building staff will not, under any circumstances, open doors or permit access to any building areas except for pre-authorized tradesmen limited to a specific area.

Please provide us with the names and telephone numbers (home and/or office) of those individuals who may authorize access to your premises during off-hours. All individuals will be denied access during off-hours if they do not have an appropriate access card.

The Security Guard will not, under any circumstances, utilize his/her access card unless he/she has received authorization by telephoning an individual on your list.

Brookfield Emergency Alert System

Brookfield is committed to providing a safe and secure environment for all Tenants and visitors in their properties. In keeping with this commitment, we are pleased to announce that we have implemented a National Emergency Alert and notification system called **Brookfield Properties Emergency Alert System ("BP-EAS")**. In the event of an emergency, we will use this powerful tool to notify and update pre-determined tenant representatives of major building emergencies and/or service outages.

The Emergency Alert System will send tenant representatives phone, e-mail, and text messages to various contact points, including office/home phones, cell/satellite phone, email accounts, alpha pagers, BlackBerry, etc. The software that this system utilizes has been implemented in our entire

US Portfolio and has proven to be a dependable, robust service, even under trying circumstances like blackouts and severe weather.

The system will also allow you to respond to messages sent to you. You may be given pre-defined responses following the alert message. Responding back is as simple as pressing a corresponding number on the keypad of your phone or replying back to an email message.

For more information on BP-EAS please contact the Security and Life Safety Manager.

Locksmith Services

All locks on both entrance and interior office doors have to be keyed to the master key systems of the Building. The system, while giving each tenant the option of having different keying arrangements within its offices, provides access for building staff in case of emergency and for cleaning purposes.

The Building locksmith is available to tenants by contacting our Service Centre Hotline at 310-SERV (7378) or online at 310serv.com.

Additional Security Services

Security Escorts

Security escorts are provided free of charge after 6:00 p.m. during the weekdays and 24 hours per day on the weekends and holidays for tenants who have vehicles parked in one of our parking facilities. When requesting an escort, please proceed to the Security Control Room located on the main floor Retail.

Working alone after business hours? Advise Security [(403) 264-4848 or (403) 237-5658] and they will check on you periodically.

Theft

Report any suspected theft immediately, no matter how small, to the Security Control Room at (403) 237-5658. You may also notify the Police Department; they may be on the trail of a thief targeting office buildings and your report may help them complete their investigation more effectively. The insurance policy of the Building does not cover the theft of a tenant's personal belongings. Personal property insurance is the responsibility of each tenant.

Incident Reports

To record the details of any accident, theft or injury that occurs in the Building, incident reports must be filed. Please notify the Security Control Room as soon as an incident occurs so we can follow up with the appropriate record taking. We appreciate your co-operation in answering any questions the Security staff may have pertaining to the incident.

Solicitation

Solicitation is not allowed in the Building. Please notify Security immediately if you notice a solicitor within the Building. Report as much specific information about the person's appearance and behavior as you can. Security will locate the person as quickly as possible and escort him/her off the premises.

Suite Security Measures

Security often involves common sense. Because any building system is only as effective as the people relying on it, we encourage you to review these security reminders to help you avoid unnecessary loss and problems within your suite:

- When you secure your premises at the end of the business day, lock all doors and then verify that they are properly locked. We recommend locking your suite entry door after 5 p.m. even if people are working late. Do not rely on others, even cleaning staff, to secure your suite for you.
- Do not leave attachés or handbags in clear view. Coats should be hung in a coat closet since thieves often rifle through pockets looking for keys or money. Do not leave wallets in jackets hanging on chair backs and other articles of value unguarded even for a few minutes. Purses, gym bags and small articles, left in plain view, are easy targets for thieves.
- Laptop computers should be locked away out of sight when not in use or taken home for the evening.
- Keep all vault or safe combinations in a locked and secure desk drawer.
- Notify Security immediately if you notice a suspicious person loitering in or about your premises. Be suspicious of any person who enters your suite and when confronted makes excuses that they are lost or looking for another company.
- Offices are most vulnerable to thieves during lunchtime and right before or after closing. At these times, there is often a lot of movement and people are frequently away from their desks.
- Put serial numbers on all business equipment to aid police in locating the equipment if it is stolen.
- If an employee is terminated for any reason, consider changing the cylinders on the lock, resetting any safe or vault combinations they may have been entrusted with and cancelling security access cards.
- Keys kept on a key ring should never have an identifying tag. If they are lost or stolen, thieves may use them to access your property.
- If your firm will be closed when the rest of the Building is normally open, arrange for the Porter Service to collect your mail and papers. A stack of newspapers outside your suite door is a clear signal that the premises are not occupied. Notify the Porter Service to hold all your mail deliveries if no one will be available to accept them.
- Never leave your reception area unattended when your suite entry door is unlocked.
- Secure petty cash and floats in locked cabinets.
- Lock all desks, cabinets, and credenzas.

Power Failure

While power failures rarely occur due to an internal building system problem, external occurrences can cause power loss. Bankers Court has been designed to minimize the risk of a general power failure resulting from causes within the Building. The Building is equipped with an emergency power generator providing power to the life safety equipment (i.e., exit signs, elevators, emergency lights and main fire equipment).

Elevators

Once emergency power is activated, each elevator, one at a time, will proceed to the ground level allowing the occupants to disembark. One elevator per bank is available for use during a power outage, with use restricted to emergency personnel. In the unlikely event of a power loss, announcements will be made providing regular updates via the Fire Alarm System.

Lights

All suites and public areas are equipped with independently powered exit signs and emergency lights. Should power failure occur, these will remain lit until normal power is restored.

In the event of an electrical failure, please observe the following guidelines:

- Contact the Property Management Office.
- Open draperies and raise blinds to let in outside light.
- If you are instructed to evacuate the building, lock all areas of your premises and remember to take your key and proceed down the stairwells.
- Do not congregate in the lobby areas or in the street.
- If you are trapped in an elevator during a power failure, do not panic. Wait for assistance. Your elevator will cease moving temporarily. Do not attempt to force the doors open or escape through the roof hatch. Use the elevator telephone to contact Security to notify them of your location. As soon as possible, each elevator will be called to ground to discharge passengers until all have been cleared. This may take time but be patient.
- Property Management will notify you as soon as possible when power will be restored.

Emergency Management Plan Priorities

1. Life safety - protect the people: Brookfield Properties' number one priority has always been the safety, health and happiness of its people, including tenants and visitors.
2. Stabilize the situation - minimize property damage: Brookfield Properties is invested in creating a safe and secure location for property and assets owned by the company and all tenants, even in emergency situations.

Vulnerable Populations

In an emergency, certain populations may need additional assistance in following the emergency procedures outlined below. Brookfield Properties is committed to offering this additional assistance.

The property management team and all tenants are required to regularly update (minimum annually) the vulnerable populations list.

Vulnerable populations can include: older adults, people with disabilities (e.g. movement, hearing, sight, etc.), pregnant women, people with injuries (e.g. broken leg.) They will be asked to detail their needs in an emergency (e.g. movement assistance, breathing assistance).

Natural Hazards: Severe Weather

This applies to the reporting of severe thunderstorms, the approach of weather conditions favoring the formation of tornadoes, a hurricane condition, a winter storm condition, etc. In the event these conditions do exist, keep radios or televisions tuned to local news and weather reports. The following guidelines should be kept in mind:

- Move away from building perimeter and exterior glass. If the windows in your offices are supplied with blinds, close the blinds (this will provide protection from broken glass).
- Do not panic. Keep calm. If trapped in an outside office, seek protection under a desk.
- If instructed to evacuate, lock all desk drawers and take all items of value with you. Use a route that is in the building interior and stay away from large expanses of glass and windows.

- Use the stairwells rather than the elevators.
- Do not return to your office until advised to do so.

Pandemic Preparedness

What you Need to Know

An influenza (flu) pandemic is a worldwide outbreak of flu disease that occurs when a new type of influenza virus appears that people have not been exposed to before (or have not been exposed to in a long time). The

pandemic virus can cause serious illness because people do not have immunity to the new virus. Pandemics are different from seasonal outbreaks of influenza that we see every year. Seasonal influenza is caused by influenza virus types to which people have already been exposed. Its impact on society is less severe than a pandemic, and influenza vaccines (flu shots and nasal-spray vaccine) are available to help prevent widespread illness from seasonal flu.

Influenza pandemics are different from many of the other major public health and health care threats facing our country and the world. A pandemic will last much longer than most flu outbreaks and may include "waves" of influenza activity that last 6-8 weeks separated by months. The number of health care workers and first responders able to work may be reduced. Public health officials will not know how severe a pandemic will be until it begins.

Importance and Benefits of Being Prepared

The effects of a pandemic can be lessened if you prepare ahead of time. Preparing for a disaster will help bring peace of mind and confidence to deal with a pandemic. When a pandemic starts, everyone around the world could be at risk. The United States has been working closely with other countries and the World Health Organization (WHO) to strengthen systems to detect outbreaks of influenza that might cause a pandemic.

A pandemic would touch every aspect of society, so every part of society must begin to prepare. All have roles in the event of a pandemic. Federal, provincial, and local governments are developing, improving, and testing their plans for an influenza pandemic. Businesses, schools, universities, and other faith-based and community organizations are also preparing plans. As you begin your individual or family planning, you may want to review your province's planning efforts and those of your local public health and emergency preparedness officials.

- a. Pandemic planning information can be found at <https://www.canada.ca/en/public-health/services/diseases/pandemic-flu.html>
- b. The Public Health Agency of Canada (PHAC) and other federal agencies are providing funding, advice, and other support to your province. The federal government will provide up-to-date information and guidance to the public if an influenza pandemic unfolds.

Pandemic Flu Resources

There are many publicly available resources in place to help communities, companies, and individuals plan for a possible pandemic flu outbreak. A few of the most useful sites are linked below:

1. [Canadian Government site for information on pandemic flu](https://www.canada.ca/en/public-health/services/diseases/pandemic-flu.html)
The material on this site is organized by topic for easy reference.
<https://www.canada.ca/en/public-health/services/diseases/pandemic-flu.html>

2. Public Health Agency of Canada (PHAC)

The PHAC Web site is another primary source of information on pandemic influenza.
<https://www.canada.ca/en/public-health.html>

They also have a hotline 1-833-784-4397, that is available from 7 am to midnight EST.

The resources above will provide a lot of information, but we also encourage you to:

- a. Listen to local and national radio
- b. Watch news reports on television
- c. Read your newspaper and other sources of printed and Web-based information
- d. Look for information on your local and provincial government Web sites
- e. Consider talking to your local health care providers and public health officials.

Bomb Threat

The search of public areas is the responsibility of Brookfield Security and staff.

The search of tenant space is the responsibility of the tenant. Guidance is available from Property Management.

For information regarding Emergency Medical or Fire Procedures, Tenant Fire Safety Teams, Fire Drills or Bomb Threat Procedures, please contact the Property Management Office.

Fire Alarm Systems

This section is to familiarize both tenant and employees with the Life Safety policies and procedures should a fire alarm occur in the building. Typically, most fire alarms are false alarms; however, for the safety of all occupants, all fire alarms should be treated as a real emergency when the alarm bell has sounded.

Fire Alarm System Equipment

- Alarm tone and voice communication throughout the common and tenant areas.
- Manual pull stations are at each exit stairwell and on both sides of a door equipped with magnetic locking devices.
- Sprinkler system.
- Heat and smoke detectors.
- Fire control station on the ground floor.
- Fire hose cabinets and extinguishers.
- Exit stairways.
- Emergency power system.

If You Discover Fire or Smoke

- Remain calm. Leave the fire area, closing doors behind you.
- Activate the nearest fire alarm pull station. To operate, pull down the fingertip lever. This will activate the fire alarm system.
- When safe to do so, call 911. Provide your name, building address and the location of the fire.
- Immediately evacuate via the nearest fire exit. Follow the directions of your Fire Safety Team. Do not use elevators.

- Do not return until it is declared safe by a Fire Official or Brookfield personnel that the alarm condition has been cleared.

If a Fire Alarm is Heard

Bankers Court is equipped with a two-staged fire alarm system. It has two (2) separate and distinct tones:

- The **Evacuation Tone** is recognized by a continuous beep (120 per minute) tone.
- The **Alert Tone** is recognized by an intermittent beeping tone (20 per minute).

When an alarm is activated from any floor, the floor where the alarm originates and the floors immediately above and below will receive the **Evacuation Tone**. The remainder of the Building will receive the **Alert Tone**.

When the Evacuation Tone is Heard

- Do not wait for announcements. Remain calm and immediately evacuate via the nearest fire exit, closing all doors behind you (take your suite key). Before opening the stairwell door, feel the knob for heat. If it is not hot, brace yourself against the door and open it slightly. If you feel air pressure or a hot draft, close the door quickly.
- Follow the directions of your Fire Safety Team.
- If you encounter smoke in the corridor or stairwell, use the other Exit stairwell located on your floor area. Crossover floors are located on approximately every five (5) floors with signage clearly posted on the stairwell side of the exit door.
- Never evacuate up the stairwells, always down.
- Do not use the elevators as they will automatically home to the ground floor.
- Do not return until a Fire Official or a Brookfield personnel has announced that the alarm condition has been cleared.

When the Alert Tone is Heard

- This tone indicates a potential fire condition exists somewhere in the Building. Remain at your workstation but be prepared to leave the building if it becomes necessary.
- Listen to announcements and instructions via the voice communication system and follow the instructions of your Fire Safety Team.

Evacuating Endangered Occupants

If you cannot leave your area or have to return to it because of heavy smoke or fire, remain calm and:

- Close the door.
- Unlock the door in the event fire fighters may need to enter the area.
- Seal all cracks where smoke may get in (e.g., under the door).
- If you require assistance for evacuation, dial 911 and inform the Calgary FIRE DEPARTMENT where you are. Be clear and precise including the tower, floor, office address and telephone number.
- Call Security at (403) 237-5658 to alert Building staff of your situation, if possible.
- Crouch low to the floor if smoke comes into the room.
- Move to the most protected room in your suite.
- Remain calm and wait to be rescued.

Fire Drills

Brookfield conducts an annual fire drill that simulates as closely as possible actual emergency conditions. At the time of the drill, the alarm bell will be activated. All tenants are urged to participate in the drill, following the directions of their Fire Safety Team and Brookfield personnel. Smaller, private drills and meetings are available by contacting the Manager of Security and Life Safety at the Property Management Office.

Medical Emergencies

If there is someone in your office in need of medical assistance due to illness or injury, please follow these steps:

- Call 911 - provide your name, address, floor and suite number. You may be asked to describe the condition of the person in distress.
- Call Security (403) 237-5658 who will provide interim assistance and will arrange for paramedics to arrive at your location as quickly as possible.

Post one person in the elevator lobby on your floor to direct medical personnel to the person in distress.

Housekeeping

Office areas are provided with housekeeping services five (5) days a week, excluding holidays. This daytime service includes:

- Emptying all trash receptacles and replacing all liners, as necessary.
- Cleaning kitchens and boardrooms.
- Dusting and spot cleaning all furniture, fixtures, equipment and accessories.
- Spot cleaning all horizontal and vertical surfaces.
- Spot cleaning the carpeted areas as necessary.
- Spot cleaning all partition doors.
- Spot cleaning all walls, light switches and doors.
- Dust mopping all hard surface floors with a treated mop.
- Wet mopping all hard surface floors.
- Vacuuming all carpeted high-traffic lane areas. (Done in the evenings)
- Cleaning washrooms.

Scheduled Housekeeping Services

Additional housekeeping services will be provided in accordance with the following schedule:

- High and low dusting (pictures, clocks, partition tops, etc.) - weekly.
- Carpets will be vacuumed wall to wall - weekly.
- All hard surface floor areas will be - machine spray buffed - monthly.
- Dusting and vacuuming of solar (mecho) shades - twice per year.
- All hard surface floor areas will be scrubbed, polished and buffed - twice per year.
- Strip, refinish and polish all hard surface floors - annually.

Special Cleaning Services

Special cleaning services such as shampooing fabric furniture, deep cleaning of specific upholstered or carpeted areas, dishwashing, microwave cleaning and other kitchen cleanups are available by calling the Resident Housekeeping Manager. Special cleaning services are contracted on a user-fee basis.

Window Cleaning

Window exteriors will be cleaned up to two times a year, weather permitting. Window interiors will also be cleaned once per year when requested. Tenants should notify the Operations Manager when they require interior window cleaning. The areas around the windows must be cleared prior to interior window cleaning.

Recycling Program

In an effort to conserve the earth's limited natural resources, Brookfield has instituted a recycling program in the building. All tenants are encouraged to participate in this program which not only serves to protect our environment but also helps reduce operating costs.

Recycling Program (Continued)

How the Recycling Program Works

Each workstation and/or desk will be supplied a small “Cardboard Recycling Container” where the paper products noted below must be deposited:

Paper (including packing paper)	Newsprint	Magazines
Flyers & Mail	Brown Paper Bags	Coffee Cups, Sleeves (lids removed)

Each floor will be supplied with a Plastic/Tin Recycling Container where products noted below must be deposited:

Beverage Containers	Empty Plastic & Glass Bottles	Cardboard or Boxboard
Empty Tin Cans	Plastic Jugs	Plastic Bags or Shrink Wrap

The following items should not be deposited in the small Cardboard Recycling Container or the Plastic Recycling Container and must be placed in waste receptacles:

Broken Glass	Styrofoam	Metal
Plastics (other than #1-7)	Facial Tissues	Aluminum Foil Wraps
Plastic Packaging	Plastic Straws, Stir Sticks, Cutlery	

Larger containers will be supplied in strategic locations on the floor. Each employee is responsible for emptying the smaller box into the larger one. The Housekeeping Staff will remove the contents from all large recycling containers each night or when full to complete the process.

Also, recycling containers will be supplied to kitchens and lunchrooms for pop bottle and can recycling. Please contact the Customer Service Hotline (310-SERV) to obtain additional recycling containers.

As part of our environmental initiatives, Brookfield is now offering organics disposal to our tenants. For more information on this program, please contact (403) 770-7025.

Miscellaneous Recycling

A recycling program for toners/inkjet cartridges/cell phones/computers is available. Any of these items will be picked up by the Porter Service and delivered to a central location for pickup.

E-waste

Please contact the Dock Master at (403) 264-3663 for more information on our current e-waste recycling program.

Carton Disposal

To dispose of cardboard cartons, please follow these instructions:

- Flatten cartons.
- Retain flattened cartons in a designated area of your premises. Clearly mark the carton(s) with a garbage tag. Please contact the Customer Service Hotline (310-SERV) if you require garbage tags.

All cartons are removed nightly by the Housekeeping Staff and will be recycled.

If you accumulate a large number of cartons or boxes during business hours, please contact the Customer Service Hotline (310-SERV). Cartons and boxes will be removed promptly.

Pest Control

Pest control services are provided to the common areas of the Building on a monthly basis by an independent contractor. This service is provided after normal business hours and is included in the operating costs of the building. If specific issues are noted within tenant spaces, please contact 310-SERV (7378) and a Building Services Technician will respond to assess the situation. In most cases, pest issues within tenant space are not the responsibility of the Landlord, however, we can make arrangements with our pest control contractor to assist you.

For further information regarding Housekeeping, Special Cleaning Services, Recycling, Carton Disposal, Window Cleaning or Pest Control, please call the Property Management Office.

Central Building Services

Heating, Ventilating and Air Conditioning (HVAC)

Central Operations

The Landlord will provide heating and air conditioning normally between the hours of 8:00 a.m. and 6:00 p.m., Monday to Friday. Some tenants have different hours of operation and should consult the lease for heating and air conditioning hours. To ensure your premises are comfortable, the systems are in operation well in advance before the start of each day.

Temperature Control

Requests for temperature adjustments within your premises should be directed to the Customer Service Hotline (310-SERV) and an operator will be dispatched immediately.

After Hours Requests

Requests for after-hours air conditioning must be **received 48 hours in advance**, in writing or e-mail, authorized by your Tenant HVAC Representative and directed to the Customer Service Hotline. If no HVAC representative has been identified, any employee within your company may call for extra HVAC. Charges will be invoiced for service hours beyond those provided for in your lease. Refer to *Financial Requirements* for applicable hourly rate charges.

Suggestions to Improve Comfort Levels

- Keep furniture at least six (6) inches from perimeter heating units.
- Keep papers and other items off exposed radiation grills.
- Ensure air balancing is completed after changes in occupancy, partitioning and/or the addition of heat generating equipment.
- Close window blinds to restrict sun loads.

Please note that tenants **shall not** install or permit the installation or use of any space heaters, fans or personal or portable air conditioning units within the Premises. The installation of units that provide additional heating or cooling to a space will impact the heating and cooling of the entire floor. If issues are noted with the heating or cooling, please contact the Customer Service Hotline (310-SERV) so that a technician can assess and remedy the issue.

Installing additional heating or cooling units requires the involvement of the base building engineers and the Manager, Construction Services. Please also note that the installation of small heating and cooling units may impact your Insurance policies should a claim result from their unapproved or improper installation.

Elevators

All office and parkade elevators are equipped with security card readers providing access after normal business hours. The Building is serviced by 8 elevators, as follows.

Bankers Court

This office tower is serviced by 6 elevators:

- 5 elevators provide service to ground to 15.
- The freight elevator services ground to 16.

Bankers Court Retail

The Retail area is serviced by 2 shuttle elevators:

- The shuttle parkade elevators service P4 to Plus 15 level.

Elevators (Continued)

Emergency Intercom

Each elevator is equipped with an emergency intercom that automatically rings the Security Control Room when the alarm button is depressed. When answered, please provide Security with the building address and elevator number you are located in. They will contact the elevator contractor to provide assistance. Remain calm. Help will arrive shortly.

Fire Alarms and Power Failure

During a fire alarm condition, the elevators will go to the ground floor and the doors will then remain in the opened position. Remember that the elevators must **not** be used during a fire alarm condition and are for Fire Department use only.

Emergency power is supplied to each elevator during a power failure. In the event of power failure, each elevator goes to the ground floor one at a time to allow the occupants to disembark.

Lighting

Bankers Court lighting is controlled by individual motion sensors on each light fixture.

Light and Ballast Replacements

Standard fluorescent tubes and ballasts in the base building lobbies are replaced at no charge as this expense is included in the Operating Costs. Tenant lights will be replaced by a maintenance lighting technician and will be charged back to the tenant.

Electrical Systems

Power is distributed throughout the office floors using an overhead system at 208/120 volts. All wiring is to be in conduit and in conformance with applicable codes. It is required that tenants arrange to have all equipment fitted with three-prong plugs to make use of the grounding facility in the building. No tenant equipment installation and no regular access is permitted to the telephone, mechanical or electrical rooms of the building.

Utility Service Access

Access to mechanical, electrical or telephone rooms is not available except by prior arrangement and then only for specific authorized purposes. No dedicated tenant equipment will be permitted in these rooms without prior written approval from Property Management.

Telephone, Internet and Cable TV

As a result of the deregulation of the telecommunication industry (initiated by the CRTC), there are many competitors in the marketplace for fibre optics, high-speed data, local and long distance telephone services and any other related services. Currently, the Landlord has authorized the following companies to provide these types of services:

Zayo	All services
Bell Canada	All services
Shaw Cable Systems	Cable television
Shaw Business Solutions	Fibre service
Shaw Envision	Fibre service
Telus Advanced Communications	All services

As you may well imagine, most installations require extensive base building space and equipment use that the utility rooms of the Complex may not be able to accommodate. Before contacting any of these service providers, please contact the Administrator of Technical Services for further direction.

Telus, in partnership with Brookfield, has installed a Distributed Antennae System for their cellular networks, throughout the Building. The antennae are about the size of a small box and are mounted on the ceiling grid throughout the Complex and Tenant space. They ensure Telus and Bell Mobile Devices have full signal throughout the complex including service corridors and the parkade. In the event you are planning construction in your space and require these devices to be relocated, please contact Vincent McBryne, Construction Manager, Wireless Implementation Alberta via email at Vincent.McBryne@telus.com or phone at 587-225-8954 for further direction.

Financial Requirements

Monthly Rent Schedule

A monthly rent schedule will be issued prior to the commencement of your lease and typically at the end of each year to reflect changes in additional rent (i.e., Operating Costs and Taxes) for the upcoming year. In addition, a revised monthly rent schedule will be issued should there be a change in your rent (i.e., increase in basic rent).

The information on the schedule will include the tenants name, suite number and rental amount due (broken down by charge and the applicable governing federal and provincial taxes). Please note that a monthly invoice will not be issued unless specified under the lease.

Parking

Monthly rent payments are due and payable, without demand, in advance on the first day of each month.

All payments must be made payable to:

Impark
c/o BH1009
PO Box 9520 Station Terminal
Vancouver, BC V6B 4G3

For further information, please contact Impark at 403-770-7158.

Building Services

Invoices will be issued for all Tenant Service/Maintenance Requests on a monthly basis. Please ensure that the remittance copy is submitted with your payment.

Other Invoices

A separate invoice will be issued for metered utilities and miscellaneous services ("Additional Service Requests") provided by outside suppliers (e.g., door and lock repair, plumbing or electrical work). Again, please ensure that the remittance copy is sent with your payment.

If you have any questions about your monthly Service Request billings, please send an email to bc.ar@brookfield.com

Payment

Monthly rent payments are due and payable, without demand, in advance on the first day of each month.

All payments for rent and invoices must be made **payable** to:

Brookfield Properties (BHT) Ltd. and bcIMC Realty Corporation

and sent to:

**Brookfield Properties Canada Management Corporation,
C/O CX2112 Bankers Court
Symcor Inc. 3663, 63rd Avenue NE
Calgary, AB
T3J 0G6**

Brookfield now requires pre-authorized payment (Electronic Funds Transfer or “EFT”) of monthly rent charges. We will continue to issue an invoice for Additional Service Requests and accept payment for these by cheque. With pre-authorized payment, funds are withdrawn automatically from your bank account on the first of each month. This will eliminate the need for you to write a cheque and incur the associated costs of postage, paper and time.

For further information regarding the monthly rental schedules, EFTs and general invoicing for chargeable services, please send an email to bh.ar@brookfield.com.

Building Rules and Regulations

Building Rules and Regulations

The following Rules and Regulations have been adopted for the safety, benefit and convenience of all tenants and other persons in the Building. The Tenant shall at all times comply with, the Rules and Regulations that are currently in effect.

- The Landlord shall have the right to control and operate the public portions of the Complex, as well as facilities furnished for the common use of the tenants, as it deems best for the benefit of the tenants generally. The Tenant shall not invite or permit the visit of any person or persons in such numbers, or under such conditions, as to interfere with the enjoyment of the Common Facilities.
- The Landlord shall have the right to refuse admission to the Office Tower outside of Normal Business Hours to any person not producing acceptable identification, and may require all persons admitted to or leaving the Office Tower outside of Normal Business Hours to identify themselves and register.
- The Tenant shall not install or permit the installation or use of any machine dispensing goods for sale in the Premises or the Complex or permit the delivery of any food or beverage to the Premises without the written approval of the Landlord.
- Freight, furniture, business equipment, merchandise and bulky matter of any description shall be ordinarily delivered to and removed from the Premises at such times designated or approved by the Landlord and only in the elevator or elevators so designated by the Landlord for freight use and through the service entrances and service corridors. Special arrangements with the Landlord must first be made for moving large quantities of furniture and equipment into or out of the Complex.
- All entrance doors in the Premises shall be left locked by the Tenant after Normal Business Hours.
- Canvassing, soliciting or peddling in the Complex is prohibited and the Tenant shall cooperate to prevent same.
- The Tenant shall not install or permit the installation or use of any space heaters, fans or personal or portable air conditioning units within the Premises.
- Any hand carts, carryalls or similar appliances used for the delivery or receipt of merchandise or equipment shall be equipped with rubber tires, side guards and such other safeguards as the Landlord requires.
- If any apparatus used or installed by the Tenant requires a permit as a condition for its use or installation, the Tenant must file a copy of such permit with the Landlord.
- The Tenant shall not place any locks upon any doors within the Premises without the prior written consent of the Landlord and all such locks shall conform with the Office Tower standard key system.
- The Landlord shall publish, from time to time, emergency fire regulations and evacuation procedures in consultation with the applicable municipal authorities. The Tenant will, at the Landlord's request, appoint a premises fire warden who will be responsible for liaison with Property Management in all emergency matters and who will be responsible for instructing employees of the Tenant in emergency matters.
- With the exception of service animals, no live animals are permitted in the complex.

Building Rules and Regulations (Continued)

- At the commencement of each year of the Term of this Lease, the Tenant shall disclose to the Landlord in writing, the names and approximate amounts of all Hazardous Substances that the Tenant intends to use, keep, store or dispose of on the Premises in the coming year. In addition, at the commencement of each year of the Term of this Lease, beginning with the second year of the Term of this Lease, the Tenant shall disclose to the Landlord the names and amounts of all Hazardous Substances that were actually used, kept, stored or disposed of on the Premises during the previous year.
- The Landlord reserves the right to promulgate, rescind, alter or waive the rules or regulations prescribed for the Complex at any time when it is necessary, desirable or proper for its best interest or, in the opinion of the Landlord, in the best interests of the tenants.
- Any Tenant that disposes of biomedical waste, contaminants or other biomedical hazards (as defined by any rule, regulation, policy, or statute having force of law in the Province where the Premises are located) in their Premises, or as part of the use of their Premises, shall provide the Landlord annually no later than January 7 of each calendar year, and in any event within 2 business days of the Landlord's written request, a fully executed copy of an agreement entered into with a certified biohazard waste disposal vendor, failing which, among other things, the Landlord may contact the Provincial and/or Federal governing bodies responsible for the disposal of such substances and notify them of the Tenant's non compliance, the Landlord shall be entitled to retain such services at the Tenant's costs, which costs shall be subject to an administrative charge of 15%, all of which become then immediately due and payable under the Tenant's Lease.
- The Building prohibits smoking within a 9 metre radius of all entrances and exits. Vapor/electronic cigarettes are prohibited from use within the building.