

Base Rent Roll

Actuals Only

Spall

Lease No	Operating Name	Area (sf)	Status	Base Rent Category	Begin Date	End Date	Rate	Base Rent Notes	
<u>Bldg A</u>									
SPA009806	Carter's Osh Kosh Kids - Store #4	5,420	Current	Renewal Option:	1 @ 5 years		Lease Expiry:	2022-Jan-31	
				Renewal Notice Date:	2021-Jan-31		Orig .Commencement:	2011-Apr-15	
				Base Rent (Yr 1 - 5)		2011-Apr-15	2016-May-31	\$24.00	
				Base Rent (Yr 6 - 11)		2016-Jun-01	2022-Jan-31	\$26.00	
SPA009901	Moores The Suit People (Store #0	6,283	Current	Renewal Option:	1 @ 5 years		Lease Expiry:	2021-Jul-31	
				Renewal Notice Date:	2020-Oct-31		Orig .Commencement:	1994-Aug-01	
				Base Rent (Yr 1 - 3)		2014-Aug-01	2017-Jul-31	\$25.50	
				Base Rent (Yr 4 - 7)		2017-Aug-01	2021-Jul-31	\$26.50	
SPA010008	Premium Label Outlet	5,873	Current	Renewal Option:	N/A		Lease Expiry:	2021-Jul-31	
				Renewal Notice Date:	N/A		Orig .Commencement:	2010-Aug-01	
				Base Rent (Yr 1 - 2)		2015-Aug-01	2017-Jul-31	\$22.75	
				Base Rent (Yr 3 - 4)		2017-Aug-01	2019-Jul-31	\$23.75	
				Base Rent (Yr 5 - 6)		2019-Aug-01	2021-Jul-31	\$25.00	
<u>Bldg B</u>									
SPA010104	Play	6,272	Current	Renewal Option:	2 @ 5 years		Lease Expiry:	2025-Sep-30	
				Renewal Notice Date:	2024-Dec-31		Orig .Commencement:	2015-Sep-01	
				Fixturing Period Rent		2015-Jul-01	2015-Sep-28	\$0.00	90 Days Fixturing from delayed possession
				Free Rent		2015-Sep-29	2015-Oct-31	\$0.00	Free MR, TT to pay Additional Rent - \$22.20
				Base Rent (Yr 1 - 5)		2015-Nov-01	2020-Sep-30	\$25.75	
				Base Rent (Yr 6 - 10)		2020-Oct-01	2025-Sep-30	\$27.75	
SPA011004	Barcelos	3,315	Current	Renewal Option:	2 @ 5 years		Lease Expiry:	2027-Feb-28	
				Renewal Notice Date:	2026-Mar-01		Orig .Commencement:	2017-Mar-01	
				Base Rent (Yr 1 - 5)		2017-Mar-01	2022-Feb-28	\$22.00	
				Base Rent (Yr 6 - 10)		2022-Mar-01	2027-Feb-28	\$24.00	

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SPA011210	Nuvue Optometry	2,091	Current	Renewal Option: 3 @ 5 years		Lease Expiry: 2024-Sep-30			
				Renewal Notice Date: 2024-Jan-31		Orig .Commencement: 2014-Sep-15			
				Free Rent		2014-Sep-15	2014-Dec-14	\$0.00	3 months free rent
				Base Rent (Yr 1 - 5)		2014-Dec-15	2019-Sep-30	\$24.00	
				Base Rent (Yr 6 - 10)		2019-Oct-01	2024-Sep-30	\$26.00	
SPA011405	Suzanne's	2,093	Current	Renewal Option: 1 @ 2 years, 3 @ 5 years		Lease Expiry: 2020-Mar-31			
				Renewal Notice Date: N/A		Orig .Commencement: 2017-Apr-01			
				Fixturing Period Rent		2017-Jan-16	2017-Mar-31	\$0.00	
				Base Rent (Yr 1 - 3)		2017-Apr-01	2020-Mar-31	\$25.00	
SPA011502	KOLU Clothing	2,099	Current	Renewal Option: N/A		Lease Expiry: 2022-Feb-28			
				Renewal Notice Date: N/A		Orig .Commencement: 2017-Mar-01			
				Fixturing Period Rent		2017-Feb-17	2017-Feb-28	\$0.00	TT pays \$5,000/ mo gross rent for the first two years - S
				Base Rent (Yr 1 - 2)		2017-Mar-01	2019-Feb-28	\$28.58	
				Base Rent (Yr 3 - 5)		2019-Mar-01	2022-Feb-28	\$26.50	
SPA0116A07	Telus	662	Current	Renewal Option: N/A		Lease Expiry: 2020-Sep-30			
				Renewal Notice Date: N/A		Orig .Commencement: 2002-Apr-01			
				Base Rent (Yr 1 - 5)		2015-Oct-01	2020-Sep-30	\$36.00	
SPA011702	Oxygen Yoga & Fitness	1,459	Current	Renewal Option: 2 @ 5 years		Lease Expiry: 2021-Sep-30			
				Renewal Notice Date: 2020-Dec-30		Orig .Commencement: 2016-Oct-01			
				Free Rent		2016-Sep-17	2016-Dec-16	\$0.00	3 months free minimum rent only. TT pays additional re
				Base Rent (Yr 1 - 3)		2016-Dec-17	2019-Sep-30	\$25.00	
				Base Rent (Yr 4 - 5)		2019-Oct-01	2021-Sep-30	\$27.00	
SPA011811	Fashion Foundations	2,762	Current	Renewal Option: 1 @ 5 years		Lease Expiry: 2022-May-31			
				Renewal Notice Date: 2021-Aug-31		Orig .Commencement: 2017-Jun-01			
				Fixturing Period Rent		2017-Mar-22	2017-May-31	\$0.00	
				Base Rent (Yr 1 - 5)		2017-Jun-01	2022-May-31	\$26.50	

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SPA012104	Zahra Salon & Spa (formerly Tota	3,367	Current	Renewal Option:	Intentionally Deleted per	Lease Expiry:	2021-Apr-30		
				Renewal Notice Date:	N/A	Orig .Commencement:	2009-May-01		
				Base Rent (Yr 1 - 2)		2016-Jul-01	2018-Apr-30	\$21.00	
				Base Rent (Yr 3)		2018-May-01	2019-Apr-30	\$22.00	
				Base Rent (Yr 4 - 5)		2019-May-01	2021-Apr-30	\$23.00	
<u>Bldg C</u>									
SPA015003	TD Canada Trust - Branch #204	5,144	Current	Renewal Option:	1 @ 5 years	Lease Expiry:	2022-Mar-31		
				Renewal Notice Date:	2021-Oct-01	Orig .Commencement:	1990-Aug-01		
				Base Rent (Yr 1 - 2)		2017-Apr-01	2019-Mar-31	\$37.00	
				Base Rent (Yr 3 - 5)		2019-Apr-01	2022-Mar-31	\$39.00	
<u>Bldg D</u>									
SPA030202	Warehouse One, The Jeans Store	2,737	Current	Renewal Option:	N/A	Lease Expiry:	2022-Jan-31		
				Renewal Notice Date:	N/A	Orig .Commencement:	1998-Nov-15		
				Base Rent (Yr 1 - 7)		2015-Feb-01	2022-Jan-31	\$25.00	
SPA030302	Fashion Addition 14+	1,264	Current	Renewal Option:	1 @ 5 years	Lease Expiry:	2020-May-31		
				Renewal Notice Date:	2019-Nov-30	Orig .Commencement:			
				Fixturing Period Rent		2015-Apr-01	2015-May-31	\$0.00	TT takes posession April 1, 2015
				Free Rent		2015-Jun-01	2015-Aug-31	\$0.00	Free rent for 3 months as per S.22.19
				Base Rent (Yr 1 - 5)		2015-Sep-01	2020-May-31	\$25.00	
SPA030406	Ronsons Rack	2,559	Current	Renewal Option:	2 @ 5 years	Lease Expiry:	2026-May-31		
				Renewal Notice Date:	2026-Aug-31	Orig .Commencement:	2016-Jun-01		
				Fixturing Period Rent		2016-Mar-01	2016-May-31	\$0.00	
				Base Rent (Yr 1 - 5)		2016-Jun-01	2021-May-31	\$28.00	
				Base Rent (Yr 6 - 10)		2021-Jun-01	2026-May-31	\$31.00	

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Bldg E								
SPA040002	London Drugs - Store#12	35,233	Current	Renewal Option:	2 @ 5 years		Lease Expiry:	2028-Jan-31
				Renewal Notice Date:	2027-Aug-01		Orig .Commencement:	1994-Mar-07
				Base Rent (Yr 1 - 3)		2008-Feb-01	2011-Jan-31	\$24.00
				Base Rent (Yr 4 - 5)		2011-Feb-01	2013-Jan-31	\$24.00
				Base Rent (Yr 6 - 10)		2013-Feb-01	2018-Jan-31	\$25.00
				Base Rent (Yr 11 - 15)		2018-Feb-01	2023-Jan-31	\$26.00
				Base Rent (Yr 16 - 20)		2023-Feb-01	2028-Jan-31	\$27.00
Bldg F								
SPA050002	Your Dollar Store With More	3,710	Current	Renewal Option:	2 @ 5 years		Lease Expiry:	2020-Aug-31
				Renewal Notice Date:	2020-Apr-01		Orig .Commencement:	2015-Nov-01
				Free Rent		2015-Nov-01	2015-Dec-31	\$0.00
Base Rent (Yr 1 - 5)		2016-Jan-01	2020-Aug-31	\$20.00				
SPA050606	Busy Bee Cleaners (Eco - Clean)	887	Current	Renewal Option:	1 @ 5 years		Lease Expiry:	2020-Aug-31
				Renewal Notice Date:	2020-Jan-31		Orig .Commencement:	2015-Sep-01
				Base Rent (Yr 1)		2015-Sep-28	2016-Aug-31	\$28.00
				Base Rent (Yr 2)		2016-Sep-01	2017-Aug-31	\$30.00
				Base Rent (Yr 3)		2017-Sep-01	2018-Aug-31	\$32.00
Base Rent (Yr 4 - 5)		2018-Sep-01	2020-Aug-31	\$33.00				
SPA051002	Panago Pizza	1,152	Current	Renewal Option:	N/A		Lease Expiry:	2020-Oct-31
				Renewal Notice Date:	N/A		Orig .Commencement:	1998-Jul-30
				Base Rent (Yr 1 - 2)		2008-Sep-01	2010-Oct-31	\$32.00
				Base Rent (Yr3 - 7)		2010-Nov-01	2015-Oct-31	\$35.00
Base Rent (Yr 8 - 12)		2015-Nov-01	2020-Oct-31	\$35.00	Lease Extension			
SPA052003	Okanagan Wrap	1,428	Current	Renewal Option:	N/A		Lease Expiry:	2019-Oct-31
				Renewal Notice Date:	N/A		Orig .Commencement:	2009-Oct-15
				Base Rent (Yr 1 - 5)		2009-Oct-15	2014-Oct-31	\$35.00
Base Rent (Yr 6 - 10)		2014-Nov-01	2019-Oct-31	\$38.00				

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SPA054003	Mom's Grind	1,134	Current	Renewal Option:	None	Lease Expiry:		2019-Feb-28	
				Renewal Notice Date:	N/A	Orig .Commencement:		2018-Mar-01	
				Base Rent (Yr 1)		2018-Mar-01	2019-Feb-28	\$45.00	
				Free Rent		2018-Mar-01	2018-Mar-05	-\$45.00	5 Days Gross Free Rent
SPA055002	Spall Dental Centre	1,885	Current	Renewal Option:	N/A	Lease Expiry:		2021-Feb-28	
				Renewal Notice Date:	2020-Aug-31	Orig .Commencement:		1996-Mar-01	
				Base Rent (Yr 1 - 2)		2009-Nov-28	2011-Feb-28	\$24.00	
				Base Rent (Yr3 - 7)		2011-Mar-01	2016-Feb-29	\$26.00	
				Base Rent (Yr 8 - 12)		2016-Mar-01	2021-Feb-28	\$26.00	
<u>Bldg G</u>									
SPA100G03	Shoe Warehouse 715	3,662	Current	Renewal Option:	N/A	Lease Expiry:		2023-Jan-31	
				Renewal Notice Date:	N/A	Orig .Commencement:		1996-Jun-01	
				Base Rent (Yr 1 - 3)		2015-Feb-01	2018-Jan-31	\$25.00	
				Base Rent (Yr 4 - 8)		2018-Feb-01	2023-Jan-31	\$28.00	
SPA150G1	Mellow Yellow	2,630	Current	Renewal Option:	N/A	Lease Expiry:		2018-Nov-30	
				Renewal Notice Date:	N/A	Orig .Commencement:		2004-Oct-03	
				Base Rent (Yr 1 - 4)		2015-Jan-01	2018-Nov-30	\$20.00	
SPA202001	Toys 'R' Us	26,519	Current	Renewal Option:	3 @ 5 years	Lease Expiry:		2020-Oct-15	
				Renewal Notice Date:	2020-Apr-14	Orig .Commencement:		1992-Nov-01	
				Base Rent (Yr 1 - 3)		1992-Nov-01	1995-Oct-15	\$8.50	Based on pre-Petco area of 44,459sf
				Base Rent (Yr 4 - 8)		1995-Oct-16	2000-Oct-15	\$9.00	Portion sublet to Petco eff 01-Sept-98
				Base Rent (Yr 9 - 13)		2000-Oct-16	2005-Oct-15	\$9.50	
				Base Rent (Yr 14 - 18)		2005-Oct-16	2010-Oct-15	\$10.00	
				Base Rent (Yr 19 - 23)		2010-Oct-16	2015-Oct-15	\$10.50	
				Base Rent (Yr 24 - 29)		2015-Oct-16	2020-Oct-15	\$20.00	

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SPA203002	Petsmart (Store 2029)	17,940	Current	Renewal Option:	4 @ 5 Years	Lease Expiry:	2019-Jan-31	
				Renewal Notice Date:	2018-Jul-31	Orig .Commencement:	2008-Dec-03	
				Fixturing Period Rent	2008-Sep-08	2008-Dec-02	\$0.00	
				Base Rent (Yr 1)	2008-Dec-03	2010-Jan-31	\$22.75	
				Base Rent (Yr 2 - 5)	2010-Feb-01	2014-Jan-31	\$22.75	
				Base Rent (Yr 6 - 10)	2014-Feb-01	2019-Jan-31	\$24.25	
Bldg H								
SPA100H03	NexGen Hearing	1,349	Current	Renewal Option:	1st @ 2 Years; 2nd @ 5	Lease Expiry:	2020-Nov-30	
				Renewal Notice Date:	2020-Sep-01	Orig .Commencement:	2015-Dec-01	
				Free Rent	2015-Sep-02	2015-Dec-01	\$0.00	91 days fixturing from 02-Sep-15 (one day delayed)
				Base Rent (Yr 1 - 3)	2015-Dec-02	2018-Nov-30	\$25.00	
				Base Rent (Yr 4 - 5)	2018-Dec-01	2020-Nov-30	\$25.00	Renewed per Addendum 05-Aug-15
SPA150H01	Spall Medical Clinic	2,915	Current	Renewal Option:	1 @ 5 years	Lease Expiry:	2022-Aug-31	
				Renewal Notice Date:	2021-Nov-30	Orig .Commencement:	2007-Sep-01	
				Base Rent (Yr 1 - 3)	2007-Sep-01	2010-Aug-31	\$25.00	
				Base Rent (Yr 4 - 7)	2010-Sep-01	2014-Aug-31	\$27.50	
				Base Rent (Yr 8 - 10)	2014-Sep-01	2017-Aug-31	\$30.00	
				Base Rent (Yr 11 - 15)	2017-Sep-01	2022-Aug-31	\$30.00	TI @ \$10psf
IHOP								
SPA200I01	IHOP Restaurants	3,701	Current	Renewal Option:	2 @ 5 years	Lease Expiry:	2027-Jul-31	
				Renewal Notice Date:	2026-Oct-31	Orig .Commencement:	1992-Aug-01	
				Base Rent (Yr 1 - 3)	2012-Aug-01	2015-Jul-31	\$32.50	
				Base Rent (Yr 4 - 5)	2015-Aug-01	2017-Jul-31	\$35.00	
				Base Rent (Yr 6 - 8)	2017-Aug-01	2022-Jul-31	\$35.00	
				Base Rent (Yr 9 - 16)	2022-Aug-01	2027-Jul-31	\$38.00	
Total Billing Area for this Property		157,545	sf					