

Base Rent Roll

Actuals Only

Spruce Grove

Lease No	Operating Name	Area (sf)	Status	Base Rent Category	Begin Date	End Date	Rate	Base Rent Notes
Bldg B								
SPR010003	Warehouse One, The Jeans Store (3,564	Current	Renewal Option: None Renewal Notice Date: N/A Base Rent (Yr 1 - 5)	2018-Feb-01	2023-Jan-31	\$19.50	Lease Expiry: 2023-Jan-31 Orig .Commencement: 2002-Apr-18
SPR012002	Mark's Work Wearhouse - Store #	11,153	Current	Renewal Option: 2 @ 5 years Renewal Notice Date: 2021-Aug-31 Base Rent (Yr 1 - 5) Base Rent (Yr 6 - 10)	2012-Mar-01 2017-Mar-01	2017-Feb-28 2022-Feb-28	\$19.00 \$21.00	Lease Expiry: 2022-Feb-28 Orig .Commencement: 2002-Apr-19
SPR018002	Payless Shoe Source #4704	2,560	Current	Renewal Option: N/A Renewal Notice Date: N/A Base Rent (Yr 1 - 3) Base Rent (Yr 4 - 5) Base Rent (Yr 6 - 10)	2012-Jun-10 2015-Jul-01 2017-Jul-01	2015-Jun-30 2017-Jun-30 2022-Jan-31	\$26.00 \$26.50 \$26.50	Lease Expiry: 2022-Jan-31 Orig .Commencement: 2002-Jun-10 Lse Extension
Bldg C								
SPR020002	Subway - Store #25262	1,449	Current	Renewal Option: 1 @ 5 years remaining Renewal Notice Date: 2021-Jun-30 Base Rent (Yr 1 - 5)	2017-Apr-01	2022-Mar-31	\$36.50	Lease Expiry: 2022-Mar-31 Orig .Commencement: 2002-Mar-18
SPR022002	Papa Murphy's	1,270	Current	Renewal Option: No further options to rene Renewal Notice Date: N/A Base Rent (Yr 1 - 2)	2016-Aug-01	2018-Jun-22	\$29.00	Lease Expiry: 2018-Jun-22 <i>(Early Term.)</i> Orig .Commencement: 2011-Aug-01 Termination effective date May 23, 2018 with 1 month s

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SPR022004	Pizza N Kitchen	1,271	Forthcoming	Renewal Option: 1 @ 5yrs		Lease Expiry: 2023-Jun-30			
				Renewal Notice Date: 2022-Sep-30		Orig .Commencement: 2018-Jun-23			
				Base Rent (Yr 1)		2018-Jun-23	2018-Dec-31	\$29.00	
				Base Rent (Yr 2 - 3)		2019-Jan-01	2020-Dec-31	\$30.00	
				Base Rent (Yr 4 - 5)		2021-Jan-01	2023-Jun-30	\$33.00	
SPR024003	First Choice Haircutters	1,108	Current	Renewal Option: 1 @ 5 years		Lease Expiry: 2023-May-31			
				Renewal Notice Date: 2022-Nov-30		Orig .Commencement: 2003-May-07			
				Base Rent (Yr 1 - 5)		2018-May-07	2023-May-31	\$33.00	
SPR026001	Alia/Tan Jay	2,660	Current	Renewal Option: Deleted per Lse Ext Agm		Lease Expiry: 2021-Aug-31			
				Renewal Notice Date: N/A		Orig .Commencement: 2013-Aug-16			
				Base Rent (Yr 1 - 5)		2013-Aug-16	2018-Aug-31	\$29.00	
				Base Rent (Yr 6 - 8)		2018-Sep-01	2021-Aug-31	\$29.00	3 yrs Lse Ext.
<u>Bldg D</u>									
SPR030001	Maximum Mobility	1,365	Current	Renewal Option: 1 @ 5 years		Lease Expiry: 2019-Jan-31			
				Renewal Notice Date: 2018-Jan-31		Orig .Commencement: 2003-Oct-20			
				Base Rent (Yr 1 - 5)		2014-Feb-01	2019-Jan-31	\$32.00	
SPR032002	Smile Spot Orthodontics	1,653	Current	Renewal Option: None. See Lse Ext & Mod		Lease Expiry: 2020-Jun-30			
				Renewal Notice Date: 2018-Apr-06		Orig .Commencement: 2003-Oct-07			
				Base Rent (Yr 1 - 2)		2016-Nov-28	2018-Oct-31	\$28.75	
				Base Rent (Yr 3 - 4)		2018-Nov-01	2020-Jun-30	\$31.50	Extension
SPR034001	Addition Elle Store #4612	3,960	Current	Renewal Option: 1 @ 5 years		Lease Expiry: 2020-Jun-30			
				Renewal Notice Date: 2019-Dec-31		Orig .Commencement: 2015-Jun-18			
				Fixturing Period Rent		2015-Apr-01	2015-Jun-17	\$0.00	Fixturing Period
				Base Rent (Yr 1 - 2)		2015-Jun-18	2017-Jun-30	\$22.00	
				Base Rent (Yr 3 - 5)		2017-Jul-01	2020-Jun-30	\$24.00	

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SPRD00402	Reitmans - Store #1111	5,118	Current	Renewal Option:	1 @ 5 years	Lease Expiry:	2022-Nov-30		
				Renewal Notice Date:	2022-May-31	Orig .Commencement:	2003-Sep-15		
				Base Rent (Yr 1 - 3)		2010-Dec-01	2013-Nov-30	\$16.50	
				Base Rent (Yr 4 - 7)		2013-Dec-01	2017-Nov-30	\$19.50	Lease Extension Exercised
				Base Rent (Yr 8 - 10)		2017-Dec-01	2020-Nov-30	\$21.00	Lease Extension Exercised
				Base Rent (Yr 11 - 12)		2020-Dec-01	2022-Nov-30	\$23.00	
Bldg E									
SPR040001	Carter's/OshKosh (Store#602)	5,104	Current	Renewal Option:	2 @ 5 years - \$18.21	Lease Expiry:	2025-Sep-30		
				Renewal Notice Date:	2025-Mar-31	Orig .Commencement:	2015-Sep-20		
				Fixturing Period Rent		2015-Jun-22	2015-Sep-19	\$0.00	
				Base Rent (Yr 1 - 5)		2015-Sep-20	2020-Sep-30	\$25.00	
				Base Rent (Yr 6 - 10)		2020-Oct-01	2025-Sep-30	\$27.50	
SPR042001	Vacant Unit 42	2,229	Current	Renewal Option:	N/A	Lease Expiry:	2018-Dec-31		
				Renewal Notice Date:	N/A	Orig .Commencement:			
				Base Rent		2015-Oct-01	2018-Dec-31	\$0.00	
SPR044001	Suzanne's	2,266	Current	Renewal Option:	1 @ 5 years	Lease Expiry:	2025-Oct-31		
				Renewal Notice Date:	2024-Dec-31	Orig .Commencement:	2015-Oct-13		
				Fixturing Period Rent		2015-Jul-15	2015-Oct-12	\$0.00	90 Days Fixturing from delayed possession
				Base Rent (Yr 1 - 5)		2015-Oct-13	2020-Oct-31	\$26.00	
				Base Rent (Yr 6 - 10)		2020-Nov-01	2025-Oct-31	\$28.75	
SPR046001	Simply Health	1,192	Current	Renewal Option:	N/A	Lease Expiry:	2024-Sep-30		
				Renewal Notice Date:	N/A	Orig .Commencement:	2004-May-06		
				Base Rent (Yr 1 - 5)		2014-May-06	2019-Sep-30	\$35.00	
				Base Rent (Yr 6 - 10)		2019-Oct-01	2024-Sep-30	\$37.00	

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SPR048001	EB Games - Store #1788	1,541	Current	Renewal Option: 1 @ 5 Years remaining Renewal Notice Date: 2019-Mar-31 Base Rent (Yr 1 - 5)	Lease Expiry: 2019-Sep-30 Orig .Commencement: 2004-Jul-06 2014-Oct-01	2019-Sep-30	\$29.50	
<u>Bldg F</u>								
SPR050001	Benjamin Moore (Grove Decorati	2,050	Current	Renewal Option: 2 @ 5 years Renewal Notice Date: 2019-Jun-01 Base Rent (Yr 1 - 5)	Lease Expiry: 2019-Nov-30 Orig .Commencement: 2004-Nov-15 2014-Nov-15	2019-Nov-30	\$24.00	Agreed renewal rate
SPR052002	Penningtons - Store #5276	4,481	Current	Renewal Option: 1 @ 5 years; Added optio Renewal Notice Date: 2020-May-31 Base Rent (Yr 11 - 15)	Lease Expiry: 2020-Nov-30 Orig .Commencement: 2005-Nov-09 2015-Dec-01	2020-Nov-30	\$20.00	
SPR056001	Urban Sole Shoes	1,598	Current	Renewal Option: 1 @ 5 years Renewal Notice Date: 2019-Aug-31 Base Rent (Yr 1 - 2) Base Rent (Yr 3 - 5)	Lease Expiry: 2020-May-31 Orig .Commencement: 2010-May-16 2015-Jun-01 2017-Jun-01	2017-May-31 2020-May-31	\$26.50 \$27.50	
SPR058002	Parkland Veterinary Services	2,050	Current	Renewal Option: 2 @ 5 years Renewal Notice Date: 2019-Sep-01 Base Rent (Yr 1 - 5)	Lease Expiry: 2019-Oct-31 Orig .Commencement: 2004-Nov-01 2014-Nov-01	2019-Oct-31	\$26.00	

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<u>Bldg G</u>								
SPR060001	The Cheesecake Café	5,335	Current	Renewal Option:	4 @ 5 years		Lease Expiry:	2024-Mar-14
				Renewal Notice Date:	2023-Sep-14		Orig .Commencement:	2014-Mar-15
				Free Rent	2014-Mar-15	2014-Jul-15	\$0.00	Free Min Rent (4months) S18.22
				Base Rent (Yr 1 - 5)	2014-Jul-16	2019-Mar-14	\$30.00	
				Base Rent (Yr 6 - 10)	2019-Mar-15	2024-Mar-14	\$32.00	

Total Billing Area for this Property

63,706 sf