

FORM 9
CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE
CONTRACT UNDER SECTION 32 OF THE ACT

Construction Act

Mississauga

(County/District/Regional Municipality/Town/City in which premises are situated)

1 City Centre Drive, 11 Floor, Mississauga ON L5B 1M2

(street address and city, town, etc., or, if there is no street address, the location of the premises)

This is to certify that the contract for the following improvement:

Carpet and Paint refresh

(short description of the improvement)

to the above premises was substantially performed on Nov 30, 2023

(date substantially performed)

Date certificate signed: _____

(payment certifier where there is one)

(owner and contractor, where there is no payment certifier)

Name of owner: BGIS

Address for service: 4175 14th Avenue, Markham ON L3R 0J2

Name of contractor: Prodigy Construction Inc.

Address for service: 144 Bloor St W Suite 600, Toronto ON, M5S 1M4

Name of payment certifier (where applicable): Stantec Architecture Ltd

Address: 102-40 Highfield Park Drive, Dartmouth NS B3A 0A3

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

See below

(if a lien attaches to the premises, a legal description of the premises,
including all property identifier numbers and addresses for the premises)

☐ B. Office to which claim for lien must be given to preserve lien:

(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be given)

THIS LEASE is dated the 23rd day of June, 2020.

B E T W E E N:

THE CADILLAC FAIRVIEW CORPORATION LIMITED
(the "Landlord")

- and -

CIBC WORLD MARKETS INC.
(the "Tenant")

ARTICLE I – BASIC PROVISIONS

Section 1.01 Term Sheet

The following are certain basic terms and provisions which are part of, may be referred to and are more fully specified in this Lease. If there is a discrepancy between the terms and provisions of this Section 1.01 and any other Section of the Lease, the provisions of such other Section of the Lease shall prevail.

(a) Building:	4110 Yonge Street, Toronto, Ontario
(b) Development:	YONGE CORPORATE CENTRE
(c) Premises Number	Suite 504 and 600 , located on the 5th and 6th floors of the Building.
(d) Rentable Area of Premises:	<p>A total of Eighteen Thousand, Nine Hundred and Six (18,906) square feet comprise of:</p> <p>(i) Ten Thousand and Sixty-Nine (10,069) square feet certified by the Expert, a copy of which certificate is attached to this Lease as Schedule "B-2" (the "5th Floor Premises"); and</p> <p>(ii) Approximately Eight Thousand, Eight Hundred and Thirty-Seven (8,837) square feet (the "6th Floor Premises").</p> <p>Unless specifically referenced otherwise, the 5th Floor Premises and the 6th Floor Premises are hereinafter collectively referred to as the "Premises".</p>
(e) BOMA Standard:	ANSI Z65.1-1980
(f) Term:	The Term of this Lease is Five (5) years from the 1st day of November, 2020 , (the " Commencement Date ") to the 31st day of October, 2025 .
Extension of Term:	2X5 years subject to Section 11.16 and 11.17.
(g) Net Rent:	<p>(i) the period from November 1st, 2020 to and including October 31st, 2022, Twenty-Seven Dollars (\$27.00) per square foot of the Rentable Area of the Premises per annum; and</p> <p>(ii) the period from November 1st, 2022 to and including October 31st, 2025, Twenty-Nine Dollars (\$29.00) per square foot of the Rentable Area of the Premises per annum.</p>
(h) Possession Date:	N/A
(i) Fixturing Period:	N/A
(j) Rent Deposit:	N/A
(k) Security Deposit	N/A
(l) Tenant's Address:	CIBC World Markets Inc. c/o Brookfield Global Integrated Solutions Innovation Center 4175 14th Avenue, P.O. Box 4500 Markham, ON L3R 0J2

SCHEDULE "A" - LEGAL DESCRIPTION OF LANDS

FIRSTLY: Parcel 122-2, Section B-204; being Lot 2, Plan D-910;

SECONDLY: Parcel 122-3, Section B-204; being Lot 3, Plan D-910;

THIRDLY: Parcel 116-3, Section B-204; being Lot 1, Plan D-910;

City of Toronto, Municipality of Metropolitan Toronto, Land Titles Division of Metropolitan Toronto (No. 66).