# OTTAWA CITY LEASE COMPARED TO PROPOSED WINNIPEG CITY LEASE

| | Current Winnipeg Lease | Proposed Winnipeg Lease | Signed Ottawa Lease |
|---|---|---|---|
| **Private Capital Investment** | $ 12,967,129 | $ 12,967,129 | $ 473,000 |
| **Lease Terms and Conditions** | | | |
| **Term** | 25 years | 15 years | 10 Years |
| **Renewal** | | 2 x 5 years City discretion | 2 x 5 years guaranteed |
| **Parking** | 243 stalls constructed and paid for by the tenant | 243 stalls constructed and paid for by the tenant | 850 stalls provided and paid for by the City of Ottawa |
| **Rent years 1-5** | $ 1 | $ 75,000 | $ 125,000 |
| **years 6-10** | $ 1 | $ 85,000 | $ 125,000 |
| **years 11-15** | $ 1 | $ 95,000 | TBD |
| **years 16-20** | $ 1 | City discretion | TBD |
| **years 21-25** | $ 1 | City discretion | to be renewed |
| **Amateur Access** | 25 years | 6 years to Nov 14-29 | N/A |
| **Property Tax Paid net of municipal grant *** | $ 231,217 | $ 231,217 | paid by City of Ottawa |
| **Business Tax** | $ 55,737 | $ 55,737 | paid by City of Ottawa |
| **Utilities** | $ 254,161 | $ 254,161 | paid by City of Ottawa |
| **Field Maintenance Materials & Wages** | $ 167,426 | $ 167,426 | paid by City of Ottawa |
| **Structural repairs** | $ ^ 66,705 | $ 100,000 | paid by City of Ottawa |
| **Average Annual Lease Cost** | $ 775,246 | $ 893,541 | $ 125,000 |

* municipal grant of $43,000

^ City responsible for unamortized portion of structural repairs made in last 5 years of the term in the current lease