

License Agreement West Annex Team Space

Date: April 10, 2025

To: The Board of Governors of Exhibition Place

From: Don Boyle, Chief Executive Officer, Exhibition Place

Wards: Ward 10 Spadina-Fort York

REASON FOR CONFIDENTIAL INFORMATION

This report deals with a proposed or pending acquisition or disposition of land by the City of Toronto and Board of Governors of Exhibition Place.

SUMMARY

This report recommends that, subject to obtaining the necessary City approvals, The Board of Governors of Exhibition Place (the "Board") enter into a ten (10) year and eleven (11) month license agreement (the "Licence") with the City of Toronto, as Licensor, and Maple Leaf Sports & Entertainment Partnership (the "Licensee") for certain premises (the "Team Space") in the West Annex of the Enercare Centre, commencing August 1, 2024, and ending on June 30, 2035. The License will be coterminous with the sublease between BPC Coliseum Inc. and the Tenant dated June 16, 2005, as amended and extended by a Sublease Extension and Amending Agreement dated July 1, 2025, and consented to by the City and the Board, as head landlord (collectively, the "Sublease").

In the event the Licensee, as subtenant, exercises its option to extend the Sublease for the ten (10) year period from July 1, 2035 to June 30, 2045, the term of the Licence will automatically be extended for the same period.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. Subject to obtaining the necessary City of Toronto authorization, the Board approve a new license agreement (the "License") between the City of Toronto, as Licensor (the

"City"), Maple Leaf Sports & Entertainment Partnership, as Licensee, and the Board, for a term of ten (10) years and eleven (11) months commencing August 1, 2024 and ending June 30, 2035 with an automatic coterminous extension if the Licensee, as subtenant, exercises its right to extend the sublease of premises at the Coca Cola Coliseum for a further ten (10) years expiring June 30, 2045, substantially on the terms and conditions set out in Appendix "A" and Confidential Attachment 1, and such other and amended terms and conditions deemed appropriate by the City's approving authority and the Chief Executive Officer, Exhibition Place (the "CEO"), and in a form satisfactory to the City Solicitor;

2. The Board authorize the CEO to request the necessary City authorities to approve and enter into the License Agreement.

3. The Board direct that the confidential information contained in Confidential Attachment 1 to this report remain confidential, as this report deals with a proposed or pending acquisition or disposition of land by the City and the Board.

FINANCIAL IMPACT

The proposed License provides positive cash contribution to the Board in license fee (the "License Fee") over the ten (10) year and eleven (11) month term, plus a License Fee to be negotiated at then fair market value if the automatic extension occurs, as outlined in Confidential Attachment 1.

In addition, the Licensee will be responsible for all utilities, repairs and maintenance, insurance, property tax, and leasehold improvements.

DECISION HISTORY

The Exhibition Place 2022-2026 Strategic Plan has a goal to Solidify Exhibition Place's Position as a Leading Convention and Event Space. In order to do so, Exhibition Place aims to develop leasing/licensing strategies and investments within the grounds that will complement its convention and event offerings.

This is a new Licence Agreement, therefore, there is no previous decision history.

COMMENTS

The areas, designated as "Team Space", to be licensed by the Licensee, consist of 8,691 square feet on the main floor of the West Annex Hall E of the Enercare Centre and 2,293 square feet of the second floor. The areas, are to be used for the purpose of an equipment storage facility for use by the Licensee in connection with its operation of the premises under to the Sublease at the Coca-Cola Coliseum (the "Sublease Premises"), for the professional sports teams currently playing at the Exhibition Place

lands, for permitted licensees of the Sublease Premises, as a dressing room, exercise and equipment storage facility or other reasonable operational needs in connection with its operation of the Sublease Premises, and for its professional sports teams currently playing at the Exhibition Place lands and licensees of the Sublease Premises as approved by the Licensee.

The Team Space includes areas to be used by the WNBA Toronto team ("Toronto Tempo") totaling 2,153 square feet on the first floor and 2,293 square feet of the second floor of the West Annex.

As the Licensee has been using the Team Space, primarily for storage, the Licence, and the uses thereunder, will benefit Exhibition Place in the form of additional revenue and visitors to the grounds for games played at Coca-Cola Coliseum.

The proposed terms and conditions of the License were negotiated by staff from Exhibition Place and Corporate Real Estate Management (CREM), with input from Legal Services on legal matters.

Attached as Appendix "A" and "B" to this report are the material terms of the License; and Confidential Attachment 1 provides further details of the financial terms of the License.

CONTACT

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SIGNATURE

Don Boyle Chief
Executive Officer

ATTACHMENTS

Appendix "A" - License Agreement West Annex Team Space - Material Terms and Conditions

Appendix "B" - License Agreement West Annex Team Space - Licensed Property

Confidential Attachment 1 - License Agreement West Annex Team Space - Financial Terms and Analysis