

GENERAL REQUIREMENTS & LIABILITY INSURANCE

As outlined in the Construction Manual, the Tenant/Contractor is responsible to ensure that the following requirements are met and deliverables provided:

- 1) A copy of the Building Permit, Electrical Building Permit and Mechanical Building Permit or any other permit that may apply;
- 2) Construction Deposit in the form of a cheque for between \$1,000 to \$10,000 per floor, per project. This Cheque must be made payable to the Legal Property Name (cheque payable to Toronto-Dominion Centre Leaseholds Limited for Toronto-Dominion Bank Tower/66 Wellington Street West, TD North Tower/77 King Street West, TD West Tower/100 Wellington Street West, TD South Tower/79 Wellington Street West and 222 Bay Street; cheque payable to 95 Wellington West Leaseholds Limited for 95 Wellington Street West). The deposit will be returned to the Contractor upon the rectification of all deficiencies to the satisfaction of the Landlord, acting reasonably. Should deficiencies not be completed after 30 days of Substantial Completion, the Landlord will use the deposit to complete deficient work on the Tenant's behalf.
- 3) Evidence must be provided, in a form acceptable to the Landlord, that the Contractor has General Liability Insurance for (a minimum of) \$5.0 million;
 - Toronto-Dominion Bank Tower/66 Wellington St. W.
 - TD South Tower/79 Wellington St. W.
 - 95 Wellington St. W.
 - TD West Tower/100 Wellington St. W.
 - TD North Tower/77 King St. W.
 - 222 Bay St.

Insurance coverage for all Towers must include the following names as additional insured parties:

- The Cadillac Fairview Corporation Limited
 - Ontrea Inc.
 - OPB (TDC) Inc.
- 4) All General Contractors must provide a copy of their Health & Safety Policies, and a letter which indicates that their policy will blanket all sub-trades;
 - 5) A copy of the Notice of Project forms;
 - 6) WSIB Clearance Certificate;
 - 7) A construction schedule;
 - 8) A comprehensive list of all trades that will work on the project, including emergency contact information for each trade (i.e., cellular phone numbers);
 - 9) If a company is a subsidiary of another firm, proof of adequate insurance must be provided in the form of either:
 - An actual Certificate of Insurance as outlined above, or;
 - A letter and Certificate of Insurance from the parent firm indicating acceptance of responsibility for the subsidiary's work.
 - 10) The project's Project Manager must contact the undersigned to arrange a kick-off meeting (with the Landlord present) prior to construction commencement, for formal introductions to the project team.

Please note that the requirement for \$5 million in General Liability Insurance applies to all parties requiring access to common areas (riser rooms, mechanical rooms, telephone rooms etc.) aside from the General Contractor requirements.

For all project work at the TDC, the Tenant must employ union affiliated contractors, subcontractors, etc., and ensure that the work performed by each unionized trade does not conflict with that of other unionized trades legally entitled to do so by virtue of their collective agreements. The Tenant is solely responsible for all damages (and associated repair costs) that may result from its Contractors' failure to comply with this requirement. In addition, we ask that you adhere to the Code of Ethics of the Ontario General Contractors Association available at <http://ogca.ca/members/code-of-ethics/>.