

4. The Organization shall, for the duration of the Occupancy Period, reimburse the Government of Canada, on an annual basis, a sum equal to twenty per cent (20%) of the Maintenance and Operating Costs related to the Immovable pursuant to Annex II of this Supplementary Agreement, in a manner decided by the Parties.

5. The Government of Canada and the Organization shall take all reasonable measures to ensure that the Maintenance and Operating Costs related to the Immovable are kept as low as possible, including through the use of competitive bidding where appropriate.

6. The Government of Canada shall provide the Organization with a detailed financial breakdown of the costs of the items listed in Annex II, on an annual basis, in a format decided by the Parties. The Government of Canada shall also provide the Organization with a copy of its annual external audit report when it becomes available, as well as provide access to any relevant supporting documents at the request of the Organization.

7. The Government of Canada shall self-insure and underwrite its own risks and losses as concerns the Immovable.

8. The Organization shall subscribe to and maintain in force throughout the Occupancy Period, at its expense, comprehensive all-risk property insurance for contents belonging to the Organization and civil liability insurance as specified in Annex IV.

9. No Party shall be responsible towards the other Party with respect to a risk which is the responsibility of such other Party to insure or self-insure.

10. The Organization shall pay all costs and expenses related to the modification, alteration, improvement or redevelopment of the interior space of the Immovable carried out in accordance with paragraph 4 of Annex I of this Supplementary Agreement.

11. Without prejudice to any other provision of this Supplementary Agreement, the Government of Canada shall, on a one-time basis, make available additional funds for the redevelopment of the interior space of the Building. These funds will total up to one million four hundred thousand Canadian dollars (CAD\$1,400,000) per annum for five (5) consecutive years, starting in 2017, for a total of up to seven million Canadian dollars (CAD\$7,000,000).

12. The nature of these redevelopment works shall be determined in consultation between the Parties prior to the commencement of the work and shall be undertaken in accordance with the relevant provisions of this Supplementary Agreement, except as otherwise decided by the Parties.