

ANNEX I

Terms and Conditions

1. The Organization shall accept the Immovable in its state and condition at the time this Supplementary Agreement takes effect in accordance with paragraph 4 of Article VIII.
2. The Government of Canada shall, throughout the Occupancy Period, maintain and keep the Immovable in good condition and state of repair in all respects. In addition, the Government of Canada shall, throughout the Occupancy Period, as appropriate, provide for and to the Immovable, maintain, install and keep in good repair and operating condition, the services and equipment described in Annex III of this Supplementary Agreement.
3. The Organization shall be responsible for the cost of all additional services and equipment provided by the Government of Canada at the request of the Organization and which are not included in Annex III of this Supplementary Agreement. The Organization shall pay to the Government of Canada an administrative fee equal to five per cent (5%) of the cost of these additional services and equipment, unless the Government of Canada's administrative expenses have already been directly included in the computation of the cost of the additional services and equipment.
4. The Organization shall not make any substantial alteration to the Immovable without the consent of the Government of Canada. Substantial alteration refers to any modifications that could affect the major electrical or mechanical systems, base building structures, architectural appearance, or the safety of building occupants, as assessed by the Government of Canada, following consultation between the Parties consistent with Article III of this Supplementary Agreement.
5. Any alterations, additions, improvements or redevelopment which the Organization may from time to time request be done on its behalf by the Government of Canada shall, unless otherwise decided, be paid for by the Organization together with an administrative fee of five per cent (5%) as specified in paragraph 3 of this Annex. The redevelopment works described in paragraphs 10 and 12 of Article II of this Supplementary Agreement shall not be subject to the administrative fee.