

ANNEX II

Maintenance and Operating Costs related to the Immovable

1. "Maintenance and Operating Costs" means the total of all amounts paid by the Government of Canada as owner of the Immovable, that are costs reasonably and equitably attributable to the Immovable and not otherwise recoverable from the Organization as occupant of the Immovable, including but not limited to costs for the following:

- (a) sewer, water and other municipal services, other than for the installation thereof, including any charge or tax relating to the provision of those services;
- (b) fuel and gas for heating and hot water;
- (c) electricity for the entire Immovable;
- (d) interior cleaning (including for the underground parking area), window cleaning of the Building, recycling and removal of garbage from the Immovable, as decided to by the Parties, including related wages, supplies and contracts;
- (e) maintenance of the exterior landscape, including related wages and contracts;
- (f) repairs, replacement, maintenance and operation of, and renovations and upgrades to, the Building and equipment including, without limitation, repair, replacement, maintenance and operation of the ventilation, heating, electricity, cooling, escalator and elevator systems that are not capital in nature according to generally accepted accounting principles;
- (g) safety systems for the Immovable, consisting of remote control cameras and traffic control mechanisms for the perimeter of the Building, fire alarms and other monitoring systems if installed by the Government of Canada in consultation with the Organization, including related contracts and the repair and maintenance of said systems;
- (h) lighting, including the replacement of light bulbs, fluorescent tubes and ballasts;