

space, parking places for the Organization, maintenance costs of the building and the installations, energy costs (heating, cooling, electricity, water) and turnkey costs (carpeting, partitioning) during the preparatory phase.

6. Before the full implementation phase, office space with a maximum of 18,000 square metres is foreseen to be made available for the Organization in a new purpose-built office building, to be known as the "Peace Tower". Construction can be started as soon as the Organization can specify the required volume and further details. The building is expected to be completed two and a half years later. The Tower will be situated in the city centre business district next to Central Station.

For a period of 3 years during the full implementation phase, The Hague and the Netherlands will pay for the rent of the office space, 110 parking places for the Organization inside the building, maintenance costs of the building and the installations, energy costs (heating, cooling, electricity, water) and turnkey costs (carpeting, partitioning).

The building is flexible enough to allow space to be made available to the Organization in proportion to the number of staff, up to a maximum of 18,000 square metres. After the period in which the Netherlands Government will pay for the office space as described above, office space can be leased by the Organization at a guaranteed price of US\$ 250 per square metre (indexed on the basis of the 1992 price level, basic rent).

If required expansion needs of the Organization are known before the end of 1993, the building can be expanded to a maximum of 22,000 square metres. This expansion can be leased by the Organization at a guaranteed price of US\$ 250 per square metre (indexed on the basis of 1992 price levels, basic rent).

7. When needed, a conference room for approximately 170 delegations will be made available, free of charge, during the maximum eight year period of the Netherlands bid at the nearby Peace Palace or Netherlands Congress Centre.

8. Subject to the promise that all office supplies, service contracts and other office materials for which the Organization will pay, shall be purchased at the normal going rates from a supplier designated by The Hague, the Netherlands offer during the preparatory phase (maximum of five years) includes:

- providing all necessary office furniture according to official European standards, free of charge;
- providing all the reasonably necessary office equipment, free of charge;