

Appendix D

Principal, Auxiliary, Exclusive & Prohibited Uses of Commercial Tenancies at Exhibition Place

	Tenant	Principal/Ancillary Uses	Exclusive Uses	Prohibited Uses
1.	Medieval Times (1993)	<p><u>Uses:</u> A dinner/theatre operating year round in an arena setting featuring a performance involving horses, knights and contests of skill and strength, including a meal and alcoholic beverages served at seating surrounding the performance area</p> <p>Ancillary Uses: Displays, exhibits, beverage service, merchandise sales and the boarding of horses and other animals used in the performance.</p> <p><u>Future Uses:</u> The right to change or add to the attractions on the site, subject to Board approval provided that any proposed use does not compete with any permanent or temporary attractions or event being held at Exhibition Place.</p>	Operation of any permanent “themed” dinner theatre attraction on the grounds of Exhibition Place, except with the prior written approval of the Tenant	
2.	Liberty Grand (2001)	<p><u>Uses:</u> Entertainment complex, including a night club and private event/function space, restaurants, and a catering kitchen.</p>	None	<ul style="list-style-type: none"> • Themed dinner theatre • Trade & consumer shows & related activities & The Tenant acknowledges that the Landlord have exclusive right to food and beverage services to all trade and consumer shows held at Enercare Centre and at Exhibition Place, and that the Tenant is not permitted to provide food and beverage services to those shows except in accordance with the lease • Professional sports events • Casino
3.	BPC (Ricoch Coliseum) with Sublease to MLSE (2004)	<p><u>Uses:</u> Modern sports and entertainment complex consisting primarily of professional hockey, music concerts, theatrical productions and other similar sports and entertainment events</p>	Commercial operation of a hockey franchise intended to attract ticket paying customers (which for certainty includes OHL, Metro Junior, Tier 2, ECHL, WHA, UHL, university and collegiate teams	<ul style="list-style-type: none"> • Casino, except as part of an annual private fundraising initiative • Permanent themed dinner theatre attraction • Trade or consumer show or MIC&E venue

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		<u>Ancillary Uses:</u> restaurants, food concessions and retail premises.	(but shall expressly exclude any GTHL community or similar minor hockey franchises/teams).	<ul style="list-style-type: none"> • The sale of goods not in keeping with a reputable and first class development, second hand goods (other than the sale of memorabilia such as game used equipment, hockey stick and team jerseys), armed services surplus articles, insurance salvage stock, fire sale stock or bankruptcy stock • Sale of firecrackers or fireworks • Auction, bulk sale, liquidation sale, 'going out of business' or bankruptcy sale, or warehouse sale • A use which would, because of the merchandising methods or quality of operations likely to be used, would tend to lower the character of the Premises, the Complex or the balance of the Lands as a whole • Any practice of unethical or deceptive advertising or selling procedures • Such other use for which the Owner might reasonably be required to give an exclusive use for another facility on Exhibition Place
4.	Gossip Restaurant (2005)	<u>Uses:</u> operation of a typical restaurant/dining establishment which provide food and beverages (including alcoholic beverages) <u>Ancillary Uses:</u> hosting special events, including, but not limited to, televised professional and amateur sporting events, singles dating events, fashion shows, wine-tasting and /or special food theme nights, televised cooking shows, live entertainment and permanent off-track betting (with pre-approval from City Council)	None	<ul style="list-style-type: none"> • Themed dinner theatre • Trade & consumer shows & related activities • Professional sports events • Casino
5.	MLSE (BMO Field)	<u>Uses:</u> Field sporting events such as soccer, rugby, cricket, field hockey	None	<ul style="list-style-type: none"> • Casino, except as part of an annual private fundraising initiative

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	(2007)	and football, spectator entertainment events and concerts, Community Sports Purposes and other similar sports and entertainment events <u>Ancillary Uses:</u> restaurants, licensed beverage operations, food concessions and retail outlets		<ul style="list-style-type: none"> • Permanent themed dinner theatre attraction • Trade or consumer show or MIC&E venue • The sale of goods not in keeping with a reputable and first class development, second hand goods, armed services surplus articles, insurance salvage stock, fire sale stock or bankruptcy stock • sale of firecrackers or fireworks • auction, bulk sale, liquidation sale, 'going out of business' or bankruptcy sale or warehouse sale • a use which would, because of the merchandising methods or quality of operations likely to be used, would tend to lower the character of the Stadium or the balance of Exhibition Place as a whole • any practice of unethical or deceptive advertising or selling procedures • Permanent indoor live performance venue/nightclub providing live and recorded musical entertainment • Such other use for which the Owner might reasonably be required to give an exclusive use for another facility on Exhibition Place
6.	Queen Elizabeth Theatre (2008)	<u>Uses:</u> Theatre with fixed theatre seating, presenting live entertainment, including concerts, dance productions, theatre productions, film production an musical or theatrical cultural events, including visual effects, live music and first or second run moves <u>Ancillary Uses:</u> Box office, coats check, and bar/lounge area licensed for the sale and service of liquor		<ul style="list-style-type: none"> • Themed dinner theatre • Trade & consumer shows & related activities • Conferences, weddings or social events or receptions • Professional sports events • Formal sit-down Banquets • Casino • Permanent indoor live performance venue/nightclub providing live and recorded musical entertainment for

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				standing room crowd capacities of greater than 500 persons but less than 2,999 persons
7.	Fountainblu (2008)	<u>Uses:</u> Banquet facility with the ability to offer food and beverage events		<ul style="list-style-type: none"> • Themed dinner theatre • Trade & consumer shows & related activities • Conferences • Professional sports events • Formal sit-down Banquets • Casino • Permanent liquor licensed venue solely for the purpose of providing live and recorded musical entertainment for standing room crowd capacities of greater than 500 persons but less than 2,999 persons
8.	Toronto Fashion Incubator (2009)	<u>Uses:</u> A small business centre for the support of fashion entrepreneurs <u>Ancillary Uses:</u> Offices and design and production studios and events, presentation, sales Centre, training centre, web cast, library resource centre, showroom, sample centre, seminars and filming related to its primary business	None	<ul style="list-style-type: none"> • Themed dinner theatre • Trade & consumer shows & related activities • Conferences, weddings or social events or receptions • Professional sports events • Formal sit-down Banquets • Casino • Permanent indoor live performance venue/nightclub providing live and recorded musical entertainment
9.	Hotel X (2009)	<u>Uses:</u> A full service hotel of a standard and quality consistent with full services hotels of comparable size and quality in Toronto's central business district	Operation of a hotel for 15 years from Rent Commencement Date within Exhibition Place and during the Term, the operation of a hotel within that portion of Exhibition Place located east of Ontario Dr.	<ul style="list-style-type: none"> • Casino or gaming facility • Permanent themed dinner theatre • Professional live hockey, soccer or motor racing events • Permanent liquor licensed venue solely for the purpose of providing live and recorded musical entertainment • Ticketed concert venue, promoted to the general public, for over 500 seats • A shooting range, gun club or other activities which promote the use of

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				firearms <ul style="list-style-type: none"> • The sale of goods not in keeping with a reputable and first class development, second hand goods, armed services surplus articles, insurance salvage stock, fire sale stock or bankruptcy stock or adult entertainment (excluding in-room adult movies) • sale of firecrackers or fireworks • auction, other than an auction held in conjunction with a charity event taking place at the Hotel, or an auction of high quality art or artefacts, jewellery, collectibles or similar items of quality and/or interest • bulk sale, liquidation sale, 'going out of business' or bankruptcy sale or warehouse sale, other than a sale of superfluous or out-of-date items, which shall be permitted, whether or not they are being replaced • a use which would, because of the merchandising methods or quality of operations likely to be used, would tend to lower the character of the Leased Premises, the Project or the balance of the Lands as a whole • any practice of unethical or deceptive advertising or selling procedures
10	Cerise Fine Catering (2009)	<u>Uses:</u> The preparation of Food Products and Food Services to be sold and offered in Allstream Centre. With the prior Approval of the Board, not to be reasonably withheld, conditioned or delayed, use the Food Service Premises for off-site catering, provided that Cerise shall	Occupation of the Food Services Premises and manage, provide and operate all Food Services for all shows and events held in Allstream Centre	

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		prepare a business case demonstrating the benefit to the Board and there shall be no material adverse impact of the operating of the Building		
11	Ovations Food Services (2013)	<u>Uses:</u> The preparation of Food Products and Food Services to be sold and offered in the Buildings and elsewhere at Exhibition Place.	Occupation of the Food Services Premises and provide all Food Services and sell all Food Products for Enercare Centre and other buildings utilized for Trade and Consumer shows (Better Living Centre and Queen Elizabeth Exhibit Hall)	
12	MLSE as Sublessee of the BPC (Ricoh Coliseum) 2013 (LOI) (See Item # 3 above)	<u>Uses:</u> General business offices in conjunction with the permitted use set out in the BPC Sublease		<ul style="list-style-type: none"> • Banquets • indoor live performance venue/nightclub which operates as a permanent liquor licensed venue solely for the purpose of providing live and recorded musical entertainment
13	MLSE (Basketball Training Facility) 2014 (LOI)	<u>Uses:</u> NBA-quality basketball training centre for training associated with basketball, housing up to 2 basketball courts. <u>Ancillary Uses:</u> Weight room, therapy and areas for coaching, locker rooms, a full-service kitchen and lunchroom, areas for coaching, management and support staff, video replay viewing space, offices, storage and press facilities. Community sports and other purposes. Indoor sports played on courts such as but not limited to volleyball and badminton.	None	<ul style="list-style-type: none"> • permanent themed dinner theatre • professional live hockey, soccer or racing sports events • a permanent liquor license venue/night club solely for the purpose of providing live and recorded musical entertainment • a ticketed concert venue, promoted to the general public for over 500 seats • a hotel • casino or gaming facility