

Smerechinskiy, Kathryn L JTI:EX

From: Scammell, Angela JTI:EX
Sent: Thursday, December 15, 2011 3:58 PM
To: Leduc, Danine CSCD:EX
Subject: JTI 2011-00150
Attachments: HoTs - Part 3rd floor BC House - 2.11.11.doc

Importance: High

Angela Scammell

Business Services Manager
Tourism Division
Ministry Jobs, Tourism and Innovation
12th Floor - 510 Burrard Street
Vancouver, BC V6C 3A8
Phone: 604-660-6379 Fax: 604-660-3383

Consumer: www.HelloBC.com
Corporate: www.tourismbc.com



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From: Greene, Maria JTI:EX
Sent: Monday, December 12, 2011 2:26 PM
To: Scammell, Angela JTI:EX
Cc: Krake, Reg JTI:EX
Subject: FW: Part 3rd Floor - 1-3 Regent Street - BC House
Importance: High

1st email with the lease.

Maria Greene

Market Development Manager, Europe & South Pacific
Tourism British Columbia
Ministry of Jobs, Tourism & Innovation
12th Floor, 510 Burrard Street
Vancouver, BC V6C 3A8
T 604-660-4708
F 604-660-3383

PLEASE NOTE MY NEW EMAIL ADDRESS IS: Maria.Greene@gov.bc.ca



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From: Kabir Choudhury [<mailto:kabir.choudhury@eddisons.com>]
Sent: Wednesday, November 2, 2011 8:38 AM

To: Allen Cohen
Cc: Greene, Maria JTI:EX
Subject: FW: Part 3rd Floor - 1-3 Regent Street - BC House
Importance: High

Allen,

I attach the agreed Heads of Terms. The only item that was amended was the details of their solicitor, which are noted below and on the attached.

I have asked Barry Cockerell to request Richard Clark to forward the draft lease to you ASAP. Please note this needs to be completed by 31st December 2011, being the expiry date of the current lease.

Regards

Kabir Choudhury BSc(Hons) DipSurv MRICS
Director - Commercial Property Management
Eddisons

Direct Line 0207 484 8302
Mobile Number 07827 353 382

Alhambra House | 27-31 Charing Cross Road | London | WC2H 0AU
Switchboard 0870 703 7000 | Fax 0870 703 6999 | eddisons.com
24/7 Helpdesk (Repairs & Maintenance) 0870 990 9613

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From: Barry Cockerell [<mailto:Barry.Cockerell@regentstreetdirect.com>]
Sent: 02 November 2011 15:18
To: Kabir Choudhury
Subject: RE: Part 3rd Floor - 1-3 Regent Street - BC House

Kabir

I now have instructions to confirm agreement as your H of T

The Burges Salmon contact is Richard Clark, DDI 0117 902 2735 and email richard.clarkpartner@burges-salmon.com

Could you please amend the H of T and pass to me in order that I can instruct BS

Barry

This e-mail has been scanned for all viruses by Star. The service is powered by MessageLabs. For more information on a proactive anti-virus service working around the clock, around the globe, visit:
<http://www.star.net.uk>

HEADS OF TERMS
Part 3rd Floor - 1/3 Regent Street, London SW1Y 4LR

Tenant: Government of the Province of British Columbia.

Landlord: The Crown Estate

Demised Premises: Part 3rd Floor - 1/3 Regent Street, London SW1

Lease terms: The Tenant will enter into a lease of the part third floor accommodation which is accessed exclusively from the Regent Street entrance to the upper floors. The lease will be for the period from 1st January 2012 until 23rd June 2012 at a rent of s.17 exclusive of VAT.

The lease is to be outside the security of tenure provisions of the Landlord and Tenant Act 1954 (as amended).

The lease will be on the exact terms as the Agreement for Letting date 1st April 2011.

Yielding Up: The property to be returned in no worse condition than as documented in the Photographic Schedule of Condition dated 10th February 2011 that relates to the April 2011 agreement.

Break Clause: The tenant will be able to determine the lease on 25th March 2012, 30th April 2012 or 31st May 2012, subject to giving no less than one month's prior written notice. The tenant will be required to pay the rent up to the break date. The break clause is to be non-specific performance in nature otherwise to its exercise or recovery of rent paid in advance for any period after the break date.

Costs: Each party to bear its own costs in connection with the lease.

Advisors:

Tenant's Agent: Kabir Choudhury,
Eddisons,
Alhambra House,
27-31 Charing Cross Road,
London
WC2H 0AU

DDI: 020 7484 8302
Fax: 0870 703 6999
e-mail: kabir.choudhury@edisons.com

Landlord's Agent: Barry J Cockerell
Tel: 0207 152 5817
Email: Barry.Cockerell@regentstreetdirect.com

Tenant's Solicitor:

Allen Cohen
Fladgate LLP
16 Great Queen Street
London
WC2B 5DG

DDI: 020 3036 7200
Fax: 020 3036 7700
e-mail: acohen@fladgate.com

Landlord's Solicitor:

Richard Clark
Partner
Burgess Salmon,
1 Glass Wharf,
Bristol,
BS2 0ZX

DDI: 0117 902 2735
Fax: 0117 902 4400
e-mail: richard.clarkpartner@burgess-salmon.com

Conditions

The transaction is subject to:-

1. Contract.
2. Formal Landlord and Tenant approval.
3. The parties' solicitors will liaise to seek to agree the lease as soon as reasonably possible.

Smerechinskiy, Kathryn L JTI:EX

From: Scammell, Angela JTI:EX
Sent: Thursday, December 15, 2011 3:56 PM
To: Leduc, Danine CSCD:EX
Subject: FOI JTI 2011-00150
Attachments: TB Sub_S.12 18Aug2011.docx

#1

Angela Scammell

Business Services Manager
Tourism Division
Ministry Jobs, Tourism and Innovation
12th Floor - 510 Burrard Street
Vancouver, BC V6C 3A8
Phone: 604-660-6379 Fax: 604-660-3383

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From: Greene, Maria JTI:EX
Sent: Tuesday, December 13, 2011 11:26 AM
To: Scammell, Angela JTI:EX
Subject: FW: TB Sub_S.12 18Aug2011

Maria Greene

Market Development Manager, Europe & South Pacific
Tourism British Columbia
Ministry of Jobs, Tourism & Innovation
12th Floor, 510 Burrard Street
Vancouver, BC V6C 3A8
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F 604-660-3383

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From: Gill, Beatrice JTI:EX
Sent: Friday, August 19, 2011 8:12 AM
To: Greene, Maria JTI:EX
Subject: FW: TB Sub_S.12 18Aug2011

FYI

Looks like we're going to try and get on the agenda with TB.

I'll ask that Brian keep you posted.

Have a great weekend!

Beatrice

Beatrice Gill, MA, PMP

Senior Information Officer

Business Services and Olympic Legacy Branch

International Trade and Investment Attraction Division

Ministry of Jobs, Tourism and Innovation

Government of British Columbia

[phone] 604-660-3356

[cell] 604-649-3950

[fax] 604-775-2197

[web] <https://trade.britishcolumbia.ca/>

From: Hayden, Dana JTI:EX

Sent: Thursday, August 18, 2011 7:43 PM

To: Sen, Shom JTI:EX

Cc: Mackay, Grant JTI:EX; Krieger, Brian JTI:EX; Little, Christine JTI:EX; White, Don D JTI:EX; Bains, Harbs JTI:EX; Gill, Beatrice JTI:EX; Brouwer, Shauna CSCD:EX; Yelovatz, Maureen JTI:EX

Subject: TB Sub_ S.12 _18Aug2011

Shom

Looks good. I made a couple of minor grammatical edits. I think you guys did well given the amount of info you have and the pressure you were under to do this quickly.

Maureen, please forward to MO for signature

Shauna, please forward to TBS to get on an agenda.

Thanks

Dana

Pages 7 through 33 redacted for the following reasons:

s 12

Smerechinskiy, Kathryn L JTI:EX

From: Scammell, Angela JTI:EX
Sent: Thursday, December 15, 2011 3:56 PM
To: Leduc, Danine CSCD:EX
Subject: JTI 2011-00150

Importance: High

#2

Angela Scammell

Business Services Manager
Tourism Division
Ministry Jobs, Tourism and Innovation
12th Floor - 510 Burrard Street
Vancouver, BC V6C 3A8
Phone: 604-660-6379 Fax: 604-660-3383

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From: Greene, Maria JTI:EX
Sent: Tuesday, December 13, 2011 11:27 AM
To: Scammell, Angela JTI:EX
Subject: FW: TB Sub for S.12
Importance: High

Maria Greene

Market Development Manager, Europe & South Pacific
Tourism British Columbia
Ministry of Jobs, Tourism & Innovation
12th Floor, 510 Burrard Street
Vancouver, BC V6C 3A8
T 604-660-4708
F 604-660-3383

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From: Mackay, Grant JTI:EX
Sent: Monday, July 4, 2011 9:43 AM
To: Greene, Maria JTI:EX

Subject: Fw: TB Sub for S.12
Importance: High

From: Sen, Shom JTI:EX
Sent: Monday, July 04, 2011 09:19 AM
To: Mackay, Grant JTI:EX
Subject: FW: TB Sub for S.12

S.12

Regards

Shom

From: Hayden, Dana JTI:EX
Sent: Sunday, July 3, 2011 2:44 PM
To: Sen, Shom JTI:EX
Cc: Yelovatz, Maureen JTI:EX; Bubrick, Elaine JTI:EX
Subject: RE: TB Sub for S.12

Shom:

S.12

Please see if you can turn a draft around for me by end of day Monday. Since you already had a draft that asked for a larger amount, presumably you can resurface some of that information and put together another sub.

Make sure you get info from Grant on S.12

Thx

Dana Hayden

Deputy Minister,

Ministry of Jobs, Tourism and Innovation

250 356-6981

From: Sen, Shom JTI:EX
Sent: Thursday, June 30, 2011 6:00 PM
To: Hayden, Dana JTI:EX
Cc: Yelovatz, Maureen JTI:EX; Bubrick, Elaine JTI:EX
Subject: TB Sub for S.12

Dana

Here is the TB Sub. If you go to the appendix, S.12

Based on your feedback, still trying to see how we can tie into S.12

Regards

Shom

<< File: TB Sub_ S.12 .docx >>

Smerechinskiy, Kathryn L JTI:EX

From: Scammell, Angela JTI:EX
Sent: Thursday, December 15, 2011 3:57 PM
To: Leduc, Danine CSCD:EX
Subject: JTI 2011-00150

Importance: High

#3

Angela Scammell

Business Services Manager
Tourism Division
Ministry Jobs, Tourism and Innovation
12th Floor - 510 Burrard Street
Vancouver, BC V6C 3A8
Phone: 604-660-6379 Fax: 604-660-3383

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From: Greene, Maria JTI:EX
Sent: Tuesday, December 13, 2011 11:27 AM
To: Scammell, Angela JTI:EX
Subject: FW: URGENT: S.12 TB Sub
Importance: High

This the original email which I was cc'd on.

Maria Greene

Market Development Manager, Europe & South Pacific
Tourism British Columbia
Ministry of Jobs, Tourism & Innovation
12th Floor, 510 Burrard Street
Vancouver, BC V6C 3A8
T 604-660-4708
F 604-660-3383

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From: Sen, Shom JTI:EX

Sent: Monday, July 4, 2011 7:32 PM

To: Hayden, Dana JTI:EX

Cc: Yelovatz, Maureen JTI:EX; Bubrick, Elaine JTI:EX; Krieger, Brian JTI:EX; Veldman, Ken JTI:EX; Little, Christine JTI:EX; Yang-Mason, Gloria JTI:EX; Carter, Chris A JTI:EX; Mackay, Grant JTI:EX; Greene, Maria JTI:EX

Subject: URGENT: S.12 TB Sub

Importance: High

Dana

S.12

Look forward to any comments you might have.

Regards

Shom



TB Sub S.12

S.12 version at ...

Pages 39 through 52 redacted for the following reasons:

s 12

Smerechinskiy, Kathryn L JTI:EX

From: Scammell, Angela JTI:EX
Sent: Thursday, December 15, 2011 3:57 PM
To: Leduc, Danine CSCD:EX
Subject: JTI 2011-00150

Angela Scammell

Business Services Manager
Tourism Division
Ministry Jobs, Tourism and Innovation
12th Floor - 510 Burrard Street
Vancouver, BC V6C 3A8
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Sent: Tuesday, December 13, 2011 11:27 AM
To: Scammell, Angela JTI:EX
Subject: FW: TB Sub for S.12

Maria Greene

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Tourism British Columbia
Ministry of Jobs, Tourism & Innovation
12th Floor, 510 Burrard Street
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From: Carter, Chris A JTI:EX
Sent: Monday, July 4, 2011 10:55 AM

To: Greene, Maria JTI:EX
Subject: FW: TB Sub for S.12

From: Sen, Shom JTI:EX
Sent: Monday, July 4, 2011 9:13 AM
To: Carter, Chris A JTI:EX; Yang-Mason, Gloria JTI:EX
Cc: Veldman, Ken JTI:EX; Bains, Harbs JTI:EX; Little, Christine JTI:EX; Bubrick, Elaine JTI:EX
Subject: FW: TB Sub for S.12

Here's the latest that Brian and team developed.

Regards
Shom

From: Sen, Shom JTI:EX
Sent: Thursday, June 30, 2011 6:00 PM
To: Hayden, Dana JTI:EX
Cc: Yelovatz, Maureen JTI:EX; Bubrick, Elaine JTI:EX
Subject: TB Sub for S.12

Dana

Here is the TB Sub. If you go to the appendix, S.12

Based on your feedback, still trying to see how we can tie into S.12

Regards
Shom



TB Sub_ S.12
S.12 .docx

Pages 55 through 66 redacted for the following reasons:

s 12