



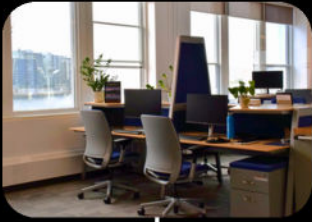
## COVE Facility

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Overlooking the Halifax Harbour, COVE offers a variety of spaces for discovery and growth within a vibrant and diverse ecosystem.

COVE's facilities include offices, shared workspaces, social and community areas, and workshops with electrical capabilities. The spaces are carefully designed to promote a vibrant ecosystem. At COVE, small and medium-sized businesses and development teams come together to create a collaborative commercial community. With a range of amenities, the facility is an ideal setting for marine and defence sector companies to hold meetings, presentations, workshops, training sessions, and more. These are not just meeting spaces; they are innovation centres where ideas and execution intersect. They enable professionals with different levels of expertise to collaborate effectively and turn visions into tangible results.





## COVE Office

COVE provides a variety of spaces tailored for our tenants, ranging from offices, desks, and workshops to containerized spaces with utilities. We are dedicated to customizing a space to suit your needs.



## Colin MacLean Hall

Colin Maclean Hall offers an advanced AV system, 136" HD video wall, poly camera, two wireless mics, complimentary Wi-Fi, limited parking, and access to a full kitchen.



## COVE Boardroom

COVE Boardroom offers panoramic Halifax Harbour views, advanced AV systems, a whiteboard, complimentary Wi-Fi, specialty coffee, and limited parking. The room can be divided into two smaller spaces.



### Facility Rentals

Colin MacLean Hall event space	Full day or evening	\$1000.00
	Half day	\$600.00
COVE Boardroom - full boardroom	Full day or evening	\$650.00
	Half day	\$400.00
COVE Boardroom - half boardroom	Full day or evening	\$325.00
	Half day	\$200.00

### Office / Desk / Workshop Space

Office space	Gross, per square foot, per year	\$38.97
Workshop space	Gross, per square foot, per year	\$24.41
Desk space	Gross, per month	\$600.00

All monetary values are expressed in Canadian Dollars (CAD)

# COVE

## Contact us

+1 902 334 2683  
events@coveocean.com

27 Parker Street  
Dartmouth, Nova Scotia  
B2Y 4T5 | Canada

# Event Space Rental Information

Rental spaces are available during regular business hours (Monday through Friday, 8:00 a.m. to 5:00 p.m. ADT). Cleaning fees may also apply. All rooms must be left in good order when vacated.

COVE does not supply:

- Tablecloths, glassware, china, etc.
- COVE does not provide or arrange catering. We are happy to provide a list of catering firms that are familiar with the site.

COVE will not assume liability for personal injury, loss, theft, or damage to equipment resulting from the actions of any person or group renting the facility. Smoking is not permitted in the facility or within 10 feet of the public entrance. For the comfort of all visitors, COVE is scent-free.

## Accessing the Site and Parking

Access to the site is available on Parker Street, Dartmouth. Sufficient time should be allowed for entry through the security gate. Additional information regarding safety requirements is available. Limited parking is available free of charge on-site.

## Internet Services

Complimentary wireless internet access can be arranged in advance of your Event.

## Insurance

Please note insurance requirements as detailed below.

## Security

Rentals may require security depending on the size and timing of the Event; additional fees are applicable

## Cancellation:

Please note cancellation requirements as detailed below.

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Office, desk and workshop space terms and conditions available upon request

## Event Space - License Agreement Terms and Conditions

### Event Space

The Institute for Ocean Research Enterprise ("IORE")\* agrees that the Lessee may use and occupy the event space on the date(s) of rental, between the hours set out under the Agreement. In addition to the Event Space, the Lessee shall be entitled, the non-exclusive use of certain common areas of the Building (washrooms and hallways).

### Use

The Event Space is made available in an "as is" condition. IORE makes no representations, express or implied, regarding the condition, suitability or profitability of the Event Space for any purposes, including the Event. The Lessee and its guests must vacate the Event Space by no later than the time set out in the Agreement, or an overtime fee of \$100 per hour (or portion of an hour) will be applied. The Lessee shall remove all signs, decorations, and improvements and shall leave the Event Space clean and tidy, free from all rubbish, debris, waste, and unused or combustible materials.

The Lessee shall comply at its own expense with all municipal, provincial and federal sanitary, fire, and safety laws, bylaws, regulations, and requirements pertaining to the Event and the Lessee's use of the Event Space and shall be responsible for obtaining, maintaining, and displaying all permits required for the Event and the serving of alcoholic beverages thereat, if applicable.

The Lessee shall not overload the electrical service provided by COVE.

### Rent

The Lessee, in addition to the rent payable hereunder, is responsible for the cost of remedying or restoring all damage or breakage caused by the Lessee or guests, which sum shall be added to the rental charges.

IORE may terminate this Agreement by notice in writing to the Lessee if the Lessee is in breach of any terms of this Agreement, including, without limitation, the payment of the deposit. The Lessee hereby waives any and all rights that it may have against IORE for the termination of this Agreement and agrees that the Lessee shall make no claim against IORE with respect to loss of profits, loss of economic opportunity, or consequential damages.

### Liquor

The Lessee is responsible for obtaining any Liquor License required for the Event. Such Liquor License must be displayed in the bar area. No liquor shall be consumed outside the Event Space.

### Decorations

The Lessee shall not construct, erect, or place any decorations or other improvements without prior approval of IORE. The cost of all such decorations and improvements shall be the responsibility of the Lessee. Immediately following the Event and within Rental hours, the Lessee shall remove all decorations and improvements constructed, erected, or placed upon the Event Space and shall repair any damage caused by such installation or removal. In no event shall the Lessee use nails, screws, staples, industrial-type adhesive tape, or any other manner of affixing decorations or signs which would result in damage to the walls, ceiling, or floor of the Event Space. Any existing décor belonging to IORE and forming part of the Event Space cannot be removed or altered in any way without express written approval of IORE. The Lessee shall pay the cost of such removals or alterations and return to the original placement.

IORE may remove any decorations, signs, or improvements that have not been approved, and the Lessee shall pay the cost of such removal.

### Nuisance

The Lessee shall conduct the Event in a lawful and orderly manner and shall not do or permit anything to be done to the Event Space that may become a nuisance, annoyance, or cause damage or inconvenience to IORE or the building in which the Event Space is situated.

The Lessee shall ensure that any public address system, music, or entertainment does not exceed levels of volume which IORE, in its sole discretion, finds reasonable nor which exceeds municipal standards.

### Release and Indemnity

The Lessee agrees that IORE shall not be liable for any bodily injury to or death of, loss or damage to any property belonging to, the Lessee or its employees, guests, invitees or any other person in, on, or about the Event Space or building, or for any interruption in the Event carried on in the Event Space.

The Lessee releases and discharges IORE from any and all actions, causes of action, claims, damages, demands, expenses and liabilities which the Lessee now or hereafter may have, suffer, or incur, notwithstanding that the negligence or other conduct or omission of IORE, or anyone for whose conduct IORE is responsible, may have caused or contributed to such matter.

The Lessee agrees to indemnify and save harmless IORE in respect of all claims for bodily injury or death, property damage, or other loss or damage arising from the Event or any act or omission of the Lessee or any agent, employee, invitee, or guest of the Lessee, and in respect of all costs, expenses, and liabilities incurred by IORE in connection with or arising out of such claims, including the expenses of any actions or proceedings pertaining thereto, and in respect of any of its covenants and obligations under this Agreement. This indemnity shall survive the expiry or termination of this Agreement.

If IORE is restricted from or unable to supply the Event Space on the rental date during all or any portion of the rental hours for reasons beyond the reasonable control of IORE, including governmental action, strikes, lockouts, failure of utility services, fire, earthquake, wind, lightning, insurrection, the Lessee releases IORE from all liability, costs, expenses, action, claims, or suits.

If IORE is unable or restricted from providing the Event Space for any other reason, the Lessee does hereby acknowledge and agree that IORE's maximum liability arising from costs, expense actions, claims, or suits which the Lessee may have either in law or equity is limited to an amount equivalent to the Facility Rental as set out in the Agreement. IORE shall not be liable for any consequential or economic losses, costs, claims, or suits suffered by or claimed by the Lessee.

### Parking

The Lessee and its agents, employees, and guests shall park only in areas designated by IORE and comply with all parking regulations governing such designated areas. If the Lessee or anyone associated with the Lessee parks vehicles in restricted areas, IORE may tow such vehicles away at the Lessee's expense.

### Music

The Lessee shall pay the appropriate fees, depending on whether music and/or dancing will be part of the Event herein as per Tariff 8 & 12, the Society of Composers, and Music Publishers of Canada (SOCAN) and/or Re-Sound fees as per Tariff 6.B.