

## RENTAL RATES REVIEW

SPRING 1998

THEATRE	CITY	SEATING CAP.	BASE RENT		ADDED RENT	TOTAL RENT \$40/80%	RENT per SEAT
<b>1999 PROPOSED</b>							
QET	VANCOUVER	2,929	\$7,600 proposed			\$7,600	\$2.59
ORPHEUM	VANCOUVER	2,788	\$7,600 proposed			\$7,600	\$2.73
<b>1998 ACTUAL</b>							
HULT CTR.	EUGENE, OR	2,487	\$3,200	plus	7% over \$40,000	\$7,364	\$2.96
SCHNITZER HALL	PORTLAND, OR	2,776	\$2,800	vs.	8%	\$7,107	\$2.56
MOORE	SEATTLE, WA	1,383	\$1,200	vs.	10%	\$4,426	\$3.20
PARAMOUNT	SEATTLE, WA	2,803	\$3,500	vs.	10%	\$8,970	\$3.20
SEATTLE OPERA	SEATTLE, WA	3,099	\$3,000	vs.	8%	\$7,933	\$2.56
ROYAL	VICTORIA	1,455	\$1,500	vs.	10%	\$4,656	\$3.20
CHAN CENTRE	U.B.C.	1,200	\$3,700			\$3,700	\$3.08
JACK SINGER HALL	CALGARY, AB	1,800	\$1,560	vs.	10%	\$5,760	\$3.20
THUNDER BAY AUD.	THUNDER BAY, ON	1,511	\$1,515	vs.	10%	\$4,835	\$3.20
M. BASSETT	TORONTO, ON	1,330	\$4,140			\$4,140	\$3.11
R.T. HALL	TORONTO, ON	2,812	\$6,050	plus	100 times top tkt. price	\$12,550	\$4.46
MASSEY HALL	TORONTO, ON	2,757	\$4,250	plus	100 times top tkt. price	\$10,750	\$3.90
HUMMINGBIRD CTR.	TORONTO, ON	3,167	\$7,900			\$7,900	\$2.49
NAC OPERA	OTTAWA, ON	2,326	\$5,630	plus	2%	\$7,119	\$3.06
<b>AVERAGE</b>							<b>\$3.16</b>

Assumptions: Where a percentage of the gross applies, an average ticket price of \$40 was applied to an 80% house.

Where a "top ticket price" is a factor, \$65 was used.

Note: In general, where the rent is expressed as a base rent plus a percentage of the gross, the base rent is roughly equal to \$1.00 per seat.  
In percentage rents, generally all labour is additional.

DATA IS TAKEN FROM POLSTAR'S CONCERT VENUE DIRECTORY, SPRING 1998 EDITION, AND CONSTITUTES THE MOST RECENT PUBLISHED DATA AVAILABLE.