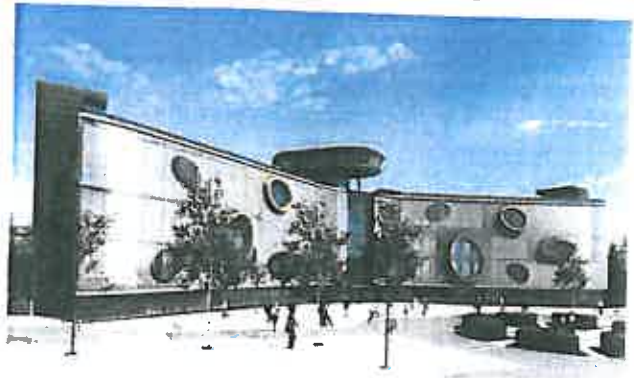


**Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre**



**EMPLOYERS REQUIREMENTS
SECTION 1**

Project particulars Volume 1 as defined on the attached Section 1 Contents Sheet dated 28.6.10

This is Section 1 of the Employers Requirements being the Project Particulars Volume 1 which includes Appendix 1 (The Employer's Design Requirements) as defined on the attached Contents Sheet dated 28.6.10 forming part of the Building Contract between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor Tolent Construction Limited in relation to the Building Contract for the Northern Design Centre at the Baltic Business Quarter

Initialed Employer.....
Initialed Contractor.....

Certified True Copy of the Original

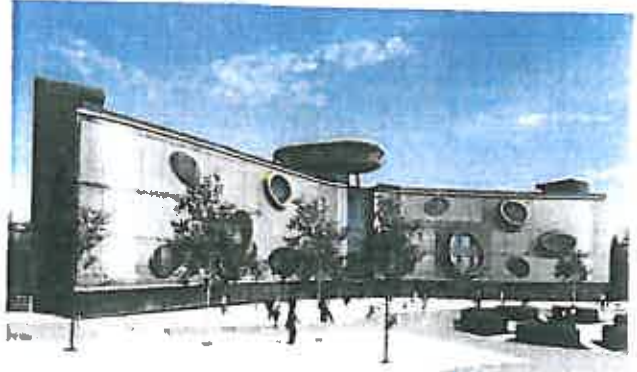
[Signature] *[Signature]*

SNR Denton UK LLP
The Pinnacle
170 Midsummer Boulevard
Milton Keynes
MK9 1FE

Terrace Hill Baltic (No. 4) Ltd



**Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre**



**EMPLOYERS REQUIREMENTS
SECTION 2**

Project particulars Volume 2 as defined on the attached Section 2 Contents Sheet dated 28.6.10

This is Section 2 of the Employers Requirements being the Project Particulars Volume 2 which includes Appendices 2-16 as defined on the attached Contents Sheet dated 28.6.10 forming part of the Building Contract between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor Tolent Construction Limited in relation to the Building Contract for the Northern Design Centre at the Baltic Business Quarter

Initialed Employer.....
Initialed Contractor.....

Also to note that cd-rom's contained in Appendix 15 also require initialling

Terrace Hill Baltic (No. 4) Ltd



**Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre**



**EMPLOYERS REQUIREMENTS
SECTION 3**

Architectural Employer's Requirements as defined on the attached Section 3 Contents Sheet dated 28.6.10

This is Section 3 of the Employers Requirements being the Architectural Employer's Requirements Issue D as defined on the attached Contents Sheet dated 28.6.10 forming part of the Building Contract between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor Tolent Construction Limited in relation to the Building Contract for the Northern Design Centre at the Baltic Business Quarter

Initialled Employer.....
Initialled Contractor.....

Terrace Hill Baltic (No. 4) Ltd



**Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre**



**EMPLOYERS REQUIREMENTS
SECTION 4**

**Workmanship Specification Rev D and NBS/Performance Specification Rev D dated 14th June 2010
as defined on the attached Section 4 Contents Sheet dated 28.6.10**

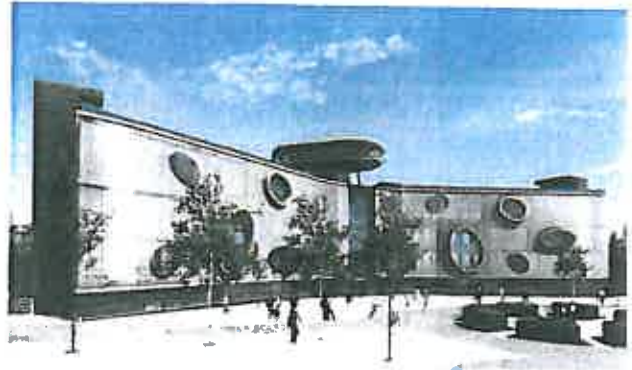
This is Section 4 of the Employers Requirements being the Workmanship Specification Rev D and NBS/Performance Specification Rev D dated 14th June 2010 as defined on the attached Contents Sheet dated 28.6.10 forming part of the Building Contract between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor Tolent Construction Limited in relation to the Building Contract for the Northern Design Centre at the Baltic Business Quarter

Initialed Employer.....
Initialed Contractor.....

Terrace Hill Baltic (No. 4) Ltd



Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre



EMPLOYERS REQUIREMENTS
SECTION 5

Planting Specification dated June 2010 including associated drawings
as defined on the attached Section 5 Contents Sheet dated 28.6.10

This is Section 5 of the Employers Requirements being the Planting Specification dated June 2010 including associated drawings as defined on the attached Contents Sheet dated 28.6.10 forming part of the Building Contract between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor Tolent Construction Limited in relation to the Building Contract for the Northern Design Centre at the Baltic Business Quarter

Initialed Employer 
Initialed Contractor 

Terrace Hill Baltic (No. 4) Ltd



**Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre**



**EMPLOYERS REQUIREMENTS
SECTION 6**

Structural Specification Rev E as defined on the attached Section 6 Contents Sheet dated 28.6.10

This is Section 6 of the Employers Requirements being the Structural Specification Rev E as defined on the attached Contents Sheet dated 28.6.10 forming part of the Building Contract between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor Tolent Construction Limited in relation to the Building Contract for the Northern Design Centre at the Baltic Business Quarter

Initialed Employer.....
Initialed Contractor.....

Terrace Hill Baltic (No. 4) Ltd



**Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre**



**EMPLOYERS REQUIREMENTS
SECTION 7**

**Structural Drawings as set out in Appendix 4 of the Terrace Hill Employer's Requirements Volume 2
as defined on the attached Section 7 Contents Sheet dated 28.6.10**

**This is Section 7 of the Employer's Requirements being the Structural Drawings as set
out in Appendix 4 of the Terrace Hill Employers Requirements Volume 2 as defined on
the attached Contents Sheet dated 28.6.10 forming part of the Building Contract
between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor Tolent
Construction Limited in relation to the Building Contract for the Northern Design Centre
at the Baltic Business Quarter**

Initialled Employer.....
Initialled Contractor.....

Terrace Hill Baltic (No. 4) Ltd



**Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre**



**EMPLOYERS REQUIREMENTS
SECTION 8**

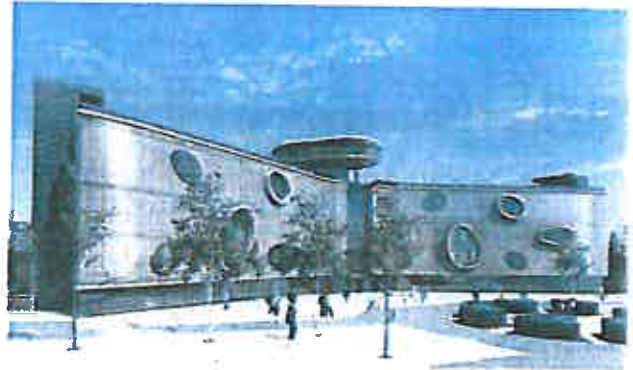
Specification for Mechanical Services Issue No.2 dated 8th June 2010 as defined on the attached Section 8 Contents Sheet dated 28.6.10

This is Section 8 of the Employer's Requirements being the Specification for Mechanical Services Issue No. 2 dated 8th June 2010 as defined on the attached Section 8 Contents Sheet Dated 28.06.10 forming part of the Building Contract between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor Tolent Construction Limited in relation to the Building Contract for the Northern Design Centre at the Baltic Business Quarter.

Initialled Employer.....
Initialled Contractor.....

Terrace Hill Baltic (No. 4) Ltd

Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre



EMPLOYERS REQUIREMENTS
SECTION 9

Specification for Electrical Services Issue No.2 dated 8th June 2010 as defined on the attached Section 9 Contents Sheet dated 28.6.10

This is Section 9 of the Employer's Requirements being the Specification for Electrical Services Issue No. 2 dated 8th June 2010 as defined on the attached Section 9 Contents Sheet Dated 28.06.10 forming part of the Building Contract between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor Tolent Construction Limited in relation to the Building Contract for the Northern Design Centre at the Baltic Business Quarter.

Initialed Employer.....*[Signature]*.....
Initialed Contractor.....*[Signature]*.....

Terrace Hill Baltic (No. 4) Ltd

Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre



**EMPLOYERS REQUIREMENTS
SECTION 10**

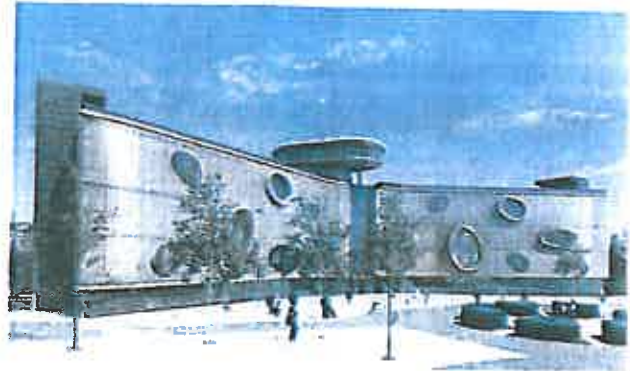
Specification for Lift Installation Issue No.2 dated 8th June 2010 as defined on the attached Section 10 Contents Sheet dated 28.6.10

This is Section 10 of the Employer's Requirements being the Specification for Lift Installation Issue No. 2 dated 8th June 2010 as defined on the attached Section 10 Contents Sheet Dated 28.06.10 forming part of the Building Contract between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor Tolent Construction Limited in relation to the Building Contract for the Northern Design Centre at the Baltic Business Quarter.

Initialed Employer.....*PH*.....
Initialed Contractor.....*TC*.....

Terrace Hill Baltic (No. 4) Ltd

Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre



EMPLOYERS REQUIREMENTS
SECTION 11

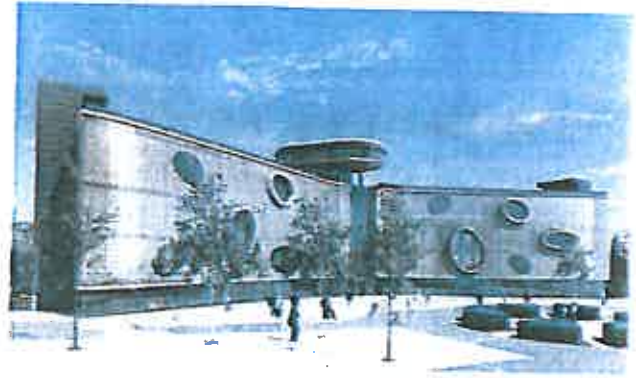
Mechanical & Electrical Drawings as defined on the attached Section 11 Contents Sheet dated 28.6.10

This is Section 11 of the Employer's Requirements being the Mechanical & Electrical Drawings as defined on the attached Section 11 Contents Sheet Dated 28.06.10 forming part of the Building Contract between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor Tolent Construction Limited in relation to the Building Contract for the Northern Design Centre at the Baltic Business Quarter.

Initialled Employer.....
Initialled Contractor.....

Terrace Hill Baltic (No. 4) Ltd

**Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre**



**EMPLOYERS REQUIREMENTS
SECTION 12**

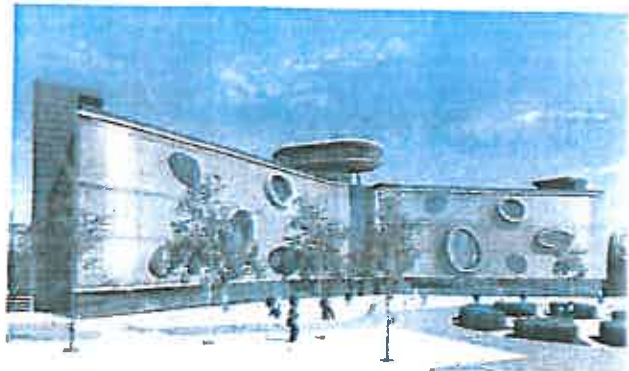
Pre-Construction Information Summary Document dated March 2010 as defined on the attached Section 12 Contents Sheet dated 28.6.10

This is Section 12 of the Employer's Requirements being the Pre-Construction Information Summary Document dated March 2010 as defined on the attached Section 12 Contents Sheet Dated 28.06.10 forming part of the Building Contract between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor Tolent Construction Limited in relation to the Building Contract for the Northern Design Centre at the Baltic Business Quarter.

Initialled Employer.....
Initialled Contractor.....

Terrace Hill Baltic (No. 4) Ltd

Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre



**EMPLOYERS REQUIREMENTS
SECTION 13**

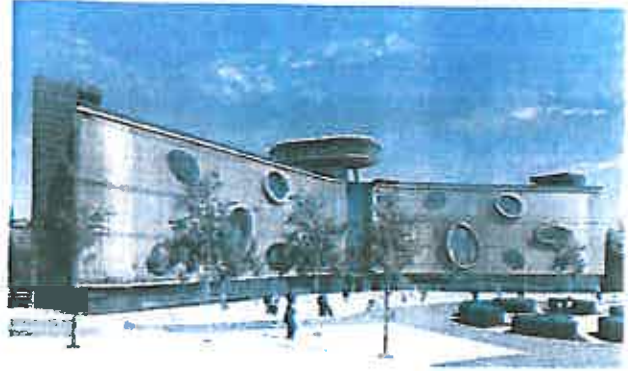
Addendum to the Employer's Requirements for the Fit Out Works Volume 3 prepared by Turner & Townsend dated June 2010 as defined on the attached Section 13 Contents sheet dated 28.6.10

This is Section 13 of the Employer's Requirements being the Addendum to the Employer's Requirements for the Fit Out Works Volume 3 prepared by Turner & Townsend dated June 2010 as defined on the attached Section 13 Contents Sheet Dated 28.06.10 forming part of the Building Contract between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor Totent Construction Limited in relation to the Building Contract for the Northern Design Centre at the Baltic Business Quarter.

Initialed Employer.....
Initialed Contractor.....

Terrace Hill Baltic (No. 4) Ltd

Terrace Hill (No. 4) Ltd
BALTIC BUSINESS QUARTER
Building Contract
For The Northern Design Centre



EMPLOYERS REQUIREMENTS
SECTION 14

Addendum to the Employer's Requirements for the Fit Out Works Volume 4 prepared by Turner & Townsend dated June 2010 as defined on the attached Section 14 Contents Sheet dated 28.6.10

This is Section 14 of the Employer's Requirements being the Addendum to the Employer's Requirements for the Fit Out Works Volume 4 prepared by Turner & Townsend dated June 2010 as defined on the attached Section 14 Contents Sheet Dated 28.06.10 forming part of the Building Contract between the Employer Terrace Hill Baltic (No. 4) Limited and the Contractor [Name] Limited in relation to the Building Contract for the Northern Design Centre at the Baltic Business Quarter.

For and on behalf of Employer: [Signature]
For and on behalf of Contractor: [Signature]

Terrace Hill Baltic (No. 4) Ltd