

CORPORATION OF THE COUNTY OF DUFFERIN

BY-LAW NUMBER 2024-47

A BY-LAW TO RATIFY THE ACTIONS OF THE WARDEN AND THE CLERK FOR EXECUTING AN AGREEMENT BETWEEN THE CORPORATION OF THE COUNTY OF DUFFERIN AND LIFELABS LP. (Lease Agreement – Mel Lloyd Centre)

BE IT ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE COUNTY OF DUFFERIN AS FOLLOWS:

1. That the agreement between the County of Dufferin and LifeLabs LP, in a form substantially the same as attached hereto as Schedule "A" be approved.
2. That the staff of the County of Dufferin is hereby authorized to take such actions as are appropriate, and the Warden and Clerk are hereby authorized to execute such documents as are appropriate to implement the agreement referred to herein.

READ a first, second and third time and finally passed this 14th day of November, 2024.

Original signed by:

Darren White, Warden

Original signed by:

Rebecca Whelan, Deputy Clerk



THIS LEASE made the 17TH day of October, 2024.

BETWEEN:

CORPORATION OF THE COUNTY OF DUFFERIN

(the "Landlord")

AND

LifeLabs LP

(the "Tenant")

ARTICLE 1 - BASIC TERMS AND DEFINITIONS

1.1 Basic Terms

- | | | |
|-----|----------------------------|---|
| (a) | Landlord: | Corporation of the County of Dufferin |
| | Address: | 55 Zina Street, Orangeville, ON |
| (b) | Tenant: | LifeLabs LP |
| | Address: | 100 International Blvd,
Toronto, ON |
| (c) | Indemnifier: | Not applicable |
| (d) | Building: | Mel Lloyd Centre, 167 Centre Street,
Shelburne, ON |
| (e) | Premises: | Known as described in Section 1.2 (m) |
| (f) | Rentable Area of Premises: | 432 square feet, subject to Section 2.2 |
| (g) | Term: | 2 years subject to Section 2.3 |

Commencement Date: January 1, 2025, subject to Section 2.4

End of Term: December 31, 2026, subject to Sections 2.3 and 2.4

(h) Basic Gross Rent (Section 3.2):

Period	Per Sq. Ft/year	Per year	Per Month
January 1, 2025 – December 31, 2025	\$20.83 + HST	\$8,998.56 + HST	\$749.88 + HST
January 1, 2026 – December 31, 2026	\$21.45 + HST	\$9,266.40 + HST	\$772.20 + HST

- (i) Permitted Use:** Medical Diagnostic testing laboratory; a specimen collection; cardiac medical testing services; a flu clinic; such other paramedical uses as may be agreed between the parties; medical offices; or associated administration, supply and storage purposes.
- (j) Deposit:** Not applicable
- (k) Rent Deposit:** Not applicable
- (l) Security Deposit:** Not applicable
- (m) Lease Year:** Lease Year ends on December 31st of each year

Schedules forming part of this Lease:

- i. Schedule "A" Legal Description
- ii. Schedule "B" Floor Plan
- iii. Schedule "C" Rules and Regulations