

# CORPORATION OF THE COUNTY OF DUFFERIN

## BY-LAW NUMBER 2023-33

### **A BY-LAW TO AUTHORIZE WARDEN AND CLERK TO EXECUTE AN AGREEMENT BETWEEN THE CORPORATION OF THE COUNTY OF DUFFERIN AND GEORGIAN COLLEGE OF APPLIED ARTS & TECHNOLOGY. (Lease Agreement – Edelbrock 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 Georgian College of Applied Arts and Technology, 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 8<sup>th</sup> day of June, 2023.

*Original signed by:*

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Wade Mills, Warden



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Michelle Dunne, Clerk

**THIS LEASE** made the 1st day of April 2023.

BETWEEN:

**CORPORATION OF THE COUNTY OF DUFFERIN**

(the "Landlord")

AND

**THE GEORGIAN COLLEGE OF APPLIED ARTS & TECHNOLOGY**

(the "Tenant")

**ARTICLE 1 - BASIC TERMS AND DEFINITIONS**

**1.1 Basic Terms**

- |     |                            |   |
|-----|----------------------------|---|
| (a) | Landlord:                  | Corporation of the County of Dufferin                   |
|     | Address:                   | 30 Centre Street, Orangeville, ON                       |
| (b) | Tenant:                    | Georgian College of Applied Arts & Technology           |
|     | Address:                   | One Georgian Drive<br>Barrie ON L4M 3X9                 |
| (c) | Indemnifier:               | <b>Not Applicable</b>                                   |
| (d) | Building:                  | W & M Edelbrock Centre<br>30 Centre Street, Orangeville |
| (e) | Premises:                  | Suite # as described in Section 1.2 (l)                 |
| (f) | Rentable Area of Premises: | 4645 square feet, subject to Section 2.2                |
| (g) | Term:                      | Five (5) years subject to Section 2.3                   |

Commencement Date: April 1, 2023, subject to Section 2.4

End of Term: March 31, 2028, subject to Sections 2.3, 2.4 and 12.13

(h) Basic Gross Rent (Section 3.2): \$18.82 (+3% annual increase)

Period	Per Sq. Ft/year	Per year	Per Month
April 1, 2023 to March 31, 2024	\$18.82	\$87,418.90+ HST	\$7,284.91 + HST
April 1, 2024 to March 31, 2025	\$19.38	\$90,020.10 + HST	\$7,501.68 + HST
April 1, 2025 to March 31, 2026	\$19.96	\$92,714.20 + HST	\$7,726.18 + HST
April 1, 2026 to March 31, 2027	\$20.56	\$95,501.20 + HST	\$7,958.43 + HST
April 1, 2027 to March 31, 2028	\$21.18	\$98,381.10 + HST	\$8,198.43 + HST

(i) Permitted Use: Administrative and business offices of Tenant

(j) Deposit: Not applicable

(k) Rent Deposit: Not applicable

(l) Security Deposit: Not applicable

(m) Lease Year: Lease Year ends on March 31<sup>st</sup>

Schedules forming part of this Lease:

i. Schedule "A" Legal Description

ii. Schedule "B" Floor Plan

iii. Schedule "C" Rules and Regulations