

CORPORATION OF THE COUNTY OF DUFFERIN

BY-LAW NUMBER 2023-47

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 MARCH OF DIMES CANADA. (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 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 14th day of September, 2023.

Original signed by:

Wade Mills, Warden



Rebecca Whelan, Deputy Clerk

THIS LEASE made the _____ day of _____, 2023.

BETWEEN:

CORPORATION OF THE COUNTY OF DUFFERIN

(the "Landlord")

AND

MARCH OF DIMES CANADA

(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: | March of Dimes Canada |
| | Address: | 885 Don Mills Road,
Suite 202
Toronto ON M3C 1V9 |
| (c) | Indemnifier: | Not applicable |
| (d) | Building: | Mel Lloyd Centre,
200 Mill Street |
| (e) | Premises: | Offices in McKelvie Burnside Village of the
Mel Lloyd Centre, as described in Section 1.2
(m) |
| (f) | Rentable Area
of Premises: | 848 square feet, subject to Section 2.2 |
| (g) | Term: | Five (5) years lease subject to Section 2.4 |

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

End of Term: June 30, 2028, subject to Sections 2.3 and 2.4

(h) Basic Gross Rent (Section 3.2):

Period	Per Sq. Ft/year	Per year	Per Month
July 1, 2023 – June 30, 2024	\$22.47	\$19,054.56 + HST	\$1,587.88 + HST
July 1, 2024, - June 30, 2025	\$23.14	\$19,622.72 + HST	\$1,635.23 + HST
July 1, 2025 – June 30, 2026	\$23.83	\$20,207.84 + HST	\$1,683.99 + HST
July 1, 2026 – June 30, 2027	\$24.54	\$20,809.92 + HST	\$1,734.16 + HST
July 1, 2027 – June 30, 2028	\$25.28	\$21,437.44	\$1,786.45 + HST

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

(j) Deposit: Not applicable

Rent Deposit: Not applicable

Security Deposit: Not applicable

(k) Lease Year: Lease Year ends on June 30th 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
- iv. Schedule "D" Additional Rent