

CORPORATION OF THE COUNTY OF DUFFERIN

BY-LAW NUMBER 2023-58

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 HOSPICE DUFFERIN. (Lease Agreement – Edelbrock Centre)

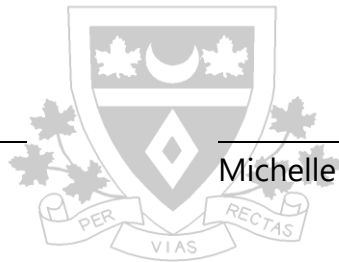
BE IT ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE COUNTY OF DUFFERIN AS FOLLOWS:

1. That the agreement between the County of Dufferin and Hospice Dufferin, 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 December, 2023.

Original signed by:

Darren White, Warden



Michelle Dunne, Clerk

For a full copy of the agreement, please contact the Clerk's department.

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THIS LEASE made the 1st day of April 2023.

BETWEEN:

CORPORATION OF THE COUNTY OF DUFFERIN

(the "Landlord")

AND

HOSPICE DUFFERIN

(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: | Hospice Dufferin |
| | Address: | 39 First Street
Orangeville, ON L9W 2E3 |
| (c) | Indemnifier: | Not Applicable |
| (d) | Building: | W & M Edelbrock Centre
30 Centre Street, Orangeville |
| (e) | Premises: | Suite # as described in Section 1.2 (l) |
| (f) | Rentable Area of Premises: | 2153 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 and 2.4

(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	\$40,519.46 + HST	\$3,376.62 + HST
April 1, 2024 to March 31, 2025	\$19.38	41,735.04 + HST	\$3,477.92 + HST
April 1, 2025 to March 31, 2026	\$19.97	42,987.10 + HST	\$3,582.26 + HST
April 1, 2026 to March 31, 2027	\$20.57	44,276.71 + HST	\$3,689.73 + HST
April 1, 2027 to March 31, 2028	\$21.18	45,605.00 + HST	\$3,800.42 + 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 31st

Schedules forming part of this Lease:

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