

CORPORATION OF THE COUNTY OF DUFFERIN

BY-LAW NUMBER 2025-17

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 VICTORIAN ORDER OF NURSES FOR CANADA. (Lease Agreement – 40 Lawrence Ave)

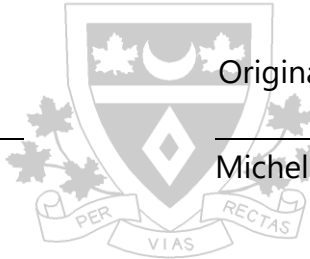
BE IT ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE COUNTY OF DUFFERIN AS FOLLOWS:

1. That the agreement between the County of Dufferin and the Victorian order of Nurses for Canada, 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 13th day of March, 2025.

Original signed by:

Janet Horner, Warden



Original signed by:

Michelle Dunne, Clerk

THIS LEASE made the 1 day of March, 2025.

BETWEEN:

CORPORATION OF THE COUNTY OF DUFFERIN

(the "Landlord")

AND

VICTORIAN ORDER OF NURSES FOR CANADA - ONTARIO BRANCH

(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: | Victorian Order of Nurses for Canada - Ontario Branch |
| | Address: | 2315 St. Laurent Blvd, Suite 100
Ottawa ON K1G 4J8 |
| (c) | Indemnifier: | Not applicable |
| (d) | Building: | 40 Lawrence Ave
Orangeville, Ontario |
| (e) | Premises: | Suite # described in Section 1.2 (m) |
| (f) | Rentable Area of Premises: | 320 square feet, subject to Section 2.2 |
| (g) | Term: | Three (3) years and one (1) month lease subject to Section 2.3 |

Commencement Date: March 1, 2025, 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): \$19.38 (+3% yearly increase) +HST

Period	Per Sq. Ft/year	Per year	Per Month
March 1, 2025 to March 31, 2026	\$19.38	\$6,201.60 + HST	\$516.80 + HST
April 1, 2026 to March 31, 2027	\$19.96	\$6,387.65 + HST	\$532.30 + HST
April 1, 2027 to March 31, 2028	\$20.56	\$6,579.28 + HST	\$548.27 + HST

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

(j) Deposit: Not applicable
 Rent Deposit: Not applicable
 Security Deposit: Not applicable

(k) Lease Year: Lease Year ends on March 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