

# CORPORATION OF THE COUNTY OF DUFFERIN

## BY-LAW NUMBER 2026-29

### **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 ORWILL ALLERGY PRODUCTS LIMITED. (Lease Agreement – Mel Lloyd Centre)**

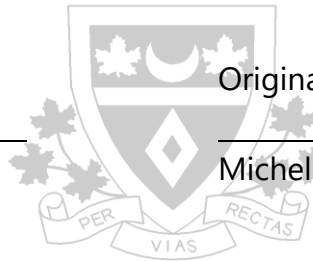
BE IT ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE COUNTY OF DUFFERIN AS FOLLOWS:

1. That the agreement between the County of Dufferin and Orwill Allergy Products Limited, 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 9<sup>th</sup> day of April, 2026.

Original signed by:

\_\_\_\_\_  
Lisa Post, Warden



Original signed by:

\_\_\_\_\_  
Michelle Dunne, Clerk

**For a complete copy of the agreement, please contact the Clerk's Division.**

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Lease Agreement No. MLC49003

**THIS LEASE** made the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

BETWEEN:

**CORPORATION OF THE COUNTY OF DUFFERIN**

(the "Landlord")

AND

**ORWILL ALLERGY PRODUCTS LIMITED**

(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 L9W 1E5                       |
| (b) | Tenant:                    | Orwill Allergy Products Limited                               |
|     | Address:                   | PO Box 176<br>Shelburne ON L9V 3L9                            |
| (c) | Indemnifier:               | Not applicable  |
| (d) | Building:                  | Mel Lloyd Centre, 167 Centre Street,<br>Shelburne, ON L9V 3R8 |
| (e) | Premises:                  | Suite # as described in Section 1.2 (m)                       |
| (f) | Rentable Area of Premises: | 312 square feet, subject to Section 2.2                       |
| (g) | Term:                      | Six (6) months subject to Section 2.3                         |

Commencement Date: April 1, 2026, subject to Section 2.4

End of Term: September 30, 2026, subject to Sections 2.3 and 2.4

(h) Basic Gross Rent (Section 3.2): \$21.76 (+ 1.5% semi-annual increase) + HST

Period	Per Sq. Ft/year	Semi-Annual Amount	Per Month
April 1, 2026 to September 30, 2026	\$21.76	\$3,394.56 +HST	\$565.76 +HST

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

(j) Deposit: Not applicable

(k) Rent Deposit: Not applicable

(l) Security Deposit: Not applicable

(m) Lease Year: Lease term ends on September 30, 2026

Schedules forming part of this Lease:

i. Schedule "A" Legal Description

ii. Schedule "B" Floor Plan

iii. Schedule "C" Rules and Regulations