

CORPORATION OF THE COUNTY OF DUFFERIN

BY-LAW NUMBER 2023-53

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 THE DUFFERIN AREA FAMILY HEALTH TEAM. (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 Dufferin Area Family Health Team, 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 9th day of November, 2023.

Original signed by:

Wade Mills, Warden



Michelle Dunne, Clerk

To view a copy of the full lease, please contact the Clerk's department

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THIS LEASE made the 26th day of October 2023

BETWEEN:

CORPORATION OF THE COUNTY OF DUFFERIN

(the "Landlord")

AND

DUFFERIN AREA FAMILY HEALTH TEAM

(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: | Dufferin Area Family Health Team |
| | Address: | 140 Rolling Hills Drive, Suite 100
Orangeville ON |
| (c) | Indemnifier: | Not applicable |
| (d) | Building: | Mel Lloyd Centre
167 Centre Street, Shelburne ON |
| (e) | Premises: | Suite # described in Section 1.2 (m) |
| (f) | Rentable Area
of Premises: | 2,094 square feet, subject to Section 2.2 |
| (g) | Term: | Five (5) <u>3</u> year lease subject to Section 12.3 |

Commencement Date: January 1, 2024, subject to Section 2.4

End of Term: December 31, 2026 subject to Sections 2.3 and 2.4

(h) Basic Gross Rent (Section 3.2): \$16.39 (+ 3% yearly increase)

Period	Per Sq. Ft/year	Per year	Per Month
January 1, 2024 to December 31, 2024	\$16.39	\$34,320.66 + HST	\$2,860.06 + HST
January 1, 2025 to December 31, 2025	\$16.88	\$35,346.72 + HST	\$2,945.56 + HST
January 1, 2026 to December 31, 2026	\$17.39	\$36,414.66 + HST	\$3,034.56 + 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 December 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