

CORPORATION OF THE COUNTY OF DUFFERIN

BY-LAW NUMBER 2024-08

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 SHELburne CENTRE FOR HEALTH. (Lease Agreement – Mel Lloyd Centre)

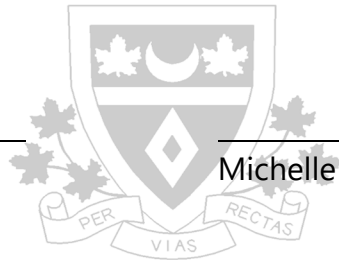
BE IT ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE COUNTY OF DUFFERIN AS FOLLOWS:

1. That the agreement between the County of Dufferin and Shelburne Centre for Health, 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 8th day of February, 2024.

Original signed by:

Darren White, Warden



Michelle Dunne, Clerk

THIS LEASE made the 15th day of December, 2023.

BETWEEN:

CORPORATION OF THE COUNTY OF DUFFERIN

(the "Landlord")

AND

SHELBURNE CENTRE FOR HEALTH

(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: | Shelburne Centre for Health |
| | Address: | 167 Centre Street,
Shelburne 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: | 6,033 square feet, subject to Section 2.2 |
| (g) | Term: | Five (5) year lease subject to Section 12.3 |

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

End of Term: December 31, 2028 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	\$98,880.87 + HST	\$8,240.07 + HST
January 1, 2025 to December 31, 2025	\$16.88	\$101,837.04 + HST	\$8,486.42 + HST
January 1, 2026 to December 31, 2026	\$17.39	\$104,913.87 + HST	\$8,742.82 + HST
January 1, 2027 to December 31, 2027	\$17.91	\$108,051.03 +HST	\$9,004.25 + HST
January 1, 2028 to December 31, 2028	\$18.45	\$111,308.85 +HST	\$9,275.74 +HST

(i) Permitted Use: Medical Clinic

(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