

CAO APPROVAL NOTICE

The Chief Administrative Officer approved the following recommendation:

CAO5127

APPROVED – May 31, 2019

THAT **APPROVAL BE GIVEN** for a renewal of lease agreement between The Corporation of the City of Windsor and CAW Local 200 Computer for Kids for the lease of 4150 Sandwich Street, in accordance with the following terms:

BASIC TERMS:

- | | |
|--|---|
| a) Tenant | CAW Local 200 Computer for Kids |
| b) Tenant's Address | 4150 Sandwich Street
Windsor, Ontario N9C 1C5 |
| c) Commencement Date | July 1, 2019 |
| d) Termination Date | June 30, 2020 |
| e) Leased Premises | 4150 Sandwich Street
Windsor, Ontario N9C 1C5 |
| f) Area of Leased Premises | 9,120 sq ft |
| g) Annual Basic Rental | \$13,934.18, plus HST |
| h) Monthly Basic Rental | \$1,161.18, plus HST |
| i) Security Deposit | None |
| j) Land Taxes | Payable by Tenant |
| k) Utilities | Payable by Tenant |
| l) Permitted Use
Programming | Recycle/Refurbish Computers / Educational |
| m) Insurance | General Liability Insurance
Minimum Limit \$2,000,000
Tenant's Legal Liability Insurance
Minimum Limit \$500,000 |

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The Chief Administrative Officer approved the following recommendation:

The Corporation of the City of Windsor to be listed as an additional insured, include cross liability and 30 days' notice of cancellation

- n) Overholding Rate** \$2,322.36, per month, plus HST
- o) Renewal** The current lease agreement provides for two (2) x one (1) year options to renew, on the same terms and conditions contained herein, save and except rent, which shall increase by the average annual increase in the Consumer Price Index (“**CPI**”) as published by Statistics Canada. The term being recommended herein represents the second renewal period
- p) Guarantor** None
- q) Special Provisions:** None

AND THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign a Lease Agreement, to be satisfactory in form to the City Solicitor, in content to the Lease Administrator and in financial content to the City Treasurer.

APR/12870

APPENDICES

A - By-Law 208-2008, 1.30 (a) 'City as Lessor' Leases and/or Assignments.

Internal Distribution

Lease Administrator
Manager of Real Estate Services
City Treasurer
City Solicitor
Chief Administrative Officer

External Distribution