

Phone: (519)255-6211

CITY HALL
WINDSOR, ONTARIO
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WEBSITE: www.citywindsor.ca

CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 14/2022

Approved: January 21, 2022

- I. THAT the lease agreement between The Corporation of the City of Windsor and The African Community Organization of Windsor for 1168 Drouillard Road, Unit #17, as approved under delegation of authority (CAO285/2021), **BE TERMINATED** effective January 31, 2022.

- II. THAT **APPROVAL BE GIVEN** for a lease agreement between The Corporation of the City of Windsor and The African Community Organization of Windsor for the lease of 1168 Drouillard Road, Unit #18, which is part of the Gino and Liz Marcus Community Complex (North Side), in accordance with the following terms:

BASIC TERMS:

- | | |
|-----------------------------------|---|
| a) Tenant | The African Community Organization of Windsor |
| b) Commencement Date | February 1, 2022 |
| c) Termination Date | January 31, 2023 |
| d) Leased Premises | 1168 Drouillard, Unit #18
Windsor, Ontario N8Y 2R1 |
| e) Area of Leased Premises | Usable Space: 528 sq ft
Common Space: 229 sq ft
Total Space: 757 sq ft |
| f) Annual Basic Rent | \$7,380.75 per year (plus HST) |
| g) Monthly Basic Rent | \$ 615.06 per month (plus HST) |



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- | | |
|-------------------------------|--|
| h) Security Deposit | None |
| i) Land Taxes | Included in gross rent |
| j) Utilities | Included in gross rent |
| k) Permitted Use | Office / Meeting Space |
| l) Insurance | General Liability Insurance
Minimum Limit \$2,000,000
Tenant's Legal Liability Insurance
Minimum Limit \$300,000
The Corporation of the City of Windsor to be listed as an additional insured, include cross liability and 30 days' notice of cancellation |
| m)Overholding Rental | \$1,230.13 per month (plus HST) |
| n) Renewal | One (1) year option to renew, upon mutual consent, on the same terms and conditions, save and except rent |
| o) Guarantor | None |
| p) Special Provisions: | Tenant shall comply with the most up-to-date regulations in place under the <i>Emergency Management and Civil Protection Act</i> , as amended from time to time, regardless of the frequency of such amendments. Tenant shall also comply with any guidelines and best practices issued by the Province of Ontario or any other governing body in relation to limiting the spread of COVID-19

Tenant acknowledges and assumes responsibility for complying with the <i>Reopening Ontario (A Flexible Response to COVID-19) Act, 2020, S.O. 2020, c. 17</i> , as may be amended from time to time, and all regulations, rules, and orders issued thereunder, |



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including, without limitation, any masking requirements, physical distancing requirements, capacity limits, and proof of vaccination requirements (the “COVID Rules”). Tenant further agrees to indemnify and hold harmless The Corporation of the City of Windsor from any and all liability, fines, loss, claims, demands, costs and expenses arising in any way from any failure to comply with the COVID Rules

With respect to board room usage at the Gino and Liz Marcus Community Complex (North Side), Tenant is permitted to use the board room for no charge up to eight (8) times per calendar month

Board room usage over and above eight (8) times per calendar month will be charged at the rate of \$10.00 per hour up to a maximum of \$50.00 per day

Other than the boardroom, the current fee schedule approved by City Council applies to the rental of each room. Tenant is responsible for confirming rates with staff when booking rentals; 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 the Executive Director of Recreation & Culture, and in financial content to the City Treasurer.

Report Number: CAO 14/2022

Clerk’s File: APR/12475

Anna Ciacelli

Deputy City Clerk/Supervisor of Council Services

January 24, 2022

Department Distribution

Lease Administrator

Manager of Real Estate Services



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Commissioner, Legal & Legislative Services
Executive Director of Recreation & Culture
Commissioner, Community Services
Commissioner, Corporate Services / Chief Financial Officer / City Treasurer
Chief Administrative Officer

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