



OFFICE OF THE CITY CLERK COUNCIL SERVICES

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CITY HALL
WINDSOR, ONTARIO
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CAO APPROVAL

The (Acting) Chief Administrative Officer approved the following recommendation:

Report Number: CAO 179/2022

Approved: July 21, 2022

I. That **APPROVAL BE GIVEN** for a lease renewal agreement between The Corporation of the City of Windsor and Sharon Sleiman for 3277 Sandwich Street, Units #8 & #12, which is part of Mackenzie Hall Cultural Centre, in accordance with the following terms:

- | | | |
|-----------------------------------|--|---------------------|
| a) Tenant | Sharon Sleiman | |
| b) Commencement Date | September 1, 2022 | |
| c) Term | One (1) Year | |
| d) Termination Date | August 31, 2023 | |
| e) Leased Premises | 3277 Sandwich Street, Units #8 and #12
Windsor, Ontario N9C 1A9 | |
| f) Area of Leased Premises | Unit 12: | |
| | Usable Space: | 249.00 sq ft |
| | Common Space: | 87.42 sq ft |
| | Unit 8: | |
| | Usable Space: | 62.03 sq ft |
| | Common Space: | 21.78 sq ft |
| | Total Rentable Space: | 420.23 sq ft |
| g) Annual Gross Rent | \$4,740.19, plus HST | |



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- h) Monthly Gross Rent** \$ 395.02, plus HST
- i) Security Deposit** None
- j) Land Taxes** Included in gross rent
- k) Utilities** Included in gross rent (hydro, gas and water)
- l) Permitted Use** Office Space / Social Work
- m) Insurance**
General Liability Insurance
Minimum Limit \$2,000,000.00
Tenant's Legal Liability Insurance
Minimum Limit \$300,000.00
The Corporation of the City of Windsor to be listed as
Additional insured and 30 days' notice of cancellation
- n) Overholding Rental** \$790.04, per month, plus HST
- o) Renewal**
One option to renew for a further one (1) year term,
on the same terms and conditions contained herein,
save and except rent, and provided that Tenant gives
written notice of her intent to exercise said renewal
option no later than thirty (30) days prior to the
expiration of the term. The term recommended
represents the renewal period
- p) Guarantor** None
- q) Special Provisions:** Tenant shall comply with the most up-to-date
regulations in place under the *Emergency
Management and Civil Protection Act*, 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



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

The parking lot located south of the Mackenzie Hall Cultural Centre is not owned by the City, nor does it form part of the Leased Premises or Mackenzie Hall lands. Tenant acknowledges that said parking lot may not be available for use by the patrons and tenants of Mackenzie Hall in the future

In the event Tenant wishes to terminate the lease prior to the Termination Date herein, Tenant shall give Landlord thirty (30) days' written notice of her intention to terminate

II. And that the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign a Lease Renewal Agreement, to be satisfactory in form to the City Solicitor, in content to the Lease Administrator and Executive Director of Recreation & Culture, and in financial content to the City Treasurer.

Report Number: CAO 179/2022
Clerk's File: APM/14445

Anna Ciacelli

Deputy City Clerk/Supervisor of Council Services
July 25, 2022



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