



## OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

CITY HALL  
WINDSOR, ONTARIO  
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### CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

**Report Number: CAO 280/2020**

**Approved: December 23, 2020**

THAT **APPROVAL BE GIVEN** for a renewal of lease agreement between The Corporation of the City of Windsor and Yee Pharmacy (2015) Ltd. for the lease of 165 Goyeau Street, in accordance with the following terms:

#### **BASIC TERMS:**

- |                                   |  |
|-----------------------------------|--|
| <b>a) Tenant</b>                  | Yee Pharmacy (2015) Ltd.   |
| <b>b) Tenant's Address</b>        | 165 Goyeau Street<br>Windsor, Ontario N9A 1G5  |
| <b>c) Commencement Date</b>       | January 1, 2021  |
| <b>d) Termination Date</b>        | December 31, 2025  |
| <b>e) Leased Premises</b>         | 165 Goyeau Street<br>Windsor, Ontario N9A 1G5  |
| <b>f) Area of Leased Premises</b> | 2,500 square feet (approximate)  |
| <b>g) Basic Rental</b>            | January 1, 2021 – December 31, 2021<br>\$31,456.23, plus HST<br>January 1, 2022 – December 31, 2022<br>\$31,849.43, plus HST<br>January 1, 2023 – December 31, 2023<br>\$32,247.55, plus HST<br>January 1, 2024 – December 31, 2024<br>\$32,650.64, plus HST<br>January 1, 2025 – December 31, 2025<br>\$33,058.77, plus HST |



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<b>h) Monthly Basic Rental</b>	January 1, 2021 – December 31, 2021 \$2,621.35, plus HST January 1, 2022 – December 31, 2022 \$2,654.12, plus HST January 1, 2023 – December 31, 2023 \$2,687.29, plus HST January 1, 2024 – December 31, 2024 \$2,720.89, plus HST January 1, 2025 – December 31, 2025 \$2,754.90, plus HST
<b>i) Security Deposit</b>	None
<b>j) Land Taxes</b>	Included in gross rent
<b>k) Utilities</b>	Payable by the Tenant (Hydro)
<b>l) Permitted Use</b>	Pharmacy and Medical Clinic
<b>m) Insurance</b>	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
<b>n) Overholding Rental</b>	\$2,621.35, per month, plus HST
<b>o) Renewal</b>	None
<b>p) Guarantor</b>	None
<b>q) Special Provisions:</b>	None

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 City Engineer, and in financial content to the City Treasurer.



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Report Number: CAO 280/2020  
Clerk's File: APM/2021

*Steve Vlachodimos*

Deputy City Clerk/Senior Manager of Council Services  
December 30, 2020

### Department Distribution

Lease Administrator (A)
Manager of Real Estate Services
City Solicitor and Corporate Leader, Economic Development and Public Safety
City Engineer and Corporate Leader, Environmental Protection and Transportation
Financial Planning Administrator
Chief Financial Officer / City Treasurer and Corporate Leader, Finance and Technology
Chief Administrative Officer

### External Distribution