



OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

CITY HALL
WINDSOR, ONTARIO
N9A 6S1

Fax: (519)255-6868

E-mail: clerks@citywindsor.ca

WEBSITE: www.citywindsor.ca

CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 39/2019

Approved: July 16, 2019

THAT **APPROVAL BE GIVEN** for the first extension to the lease agreement between The Corporation of the City of Windsor and TM Mobile Inc. for land located at Howard Avenue and Dougall Parkway, in accordance with the following terms:

BASIC TERMS:

- | | |
|-----------------------------------|--|
| a) Tenant | TM Mobile Inc. |
| b) Tenant's Address | 200 Consilium Place, 16 th Floor
Scarborough, Ontario M1H 3J3 |
| c) Commencement Date | September 1, 2019 |
| d) Termination Date | August 31, 2024 |
| e) Leased Premises | Howard Avenue / Dougall Parkway Interchange
TELUS Site ID ON1435 |
| f) Area of Leased Premises | 1,652 m ² (17,781.98 sq ft) |
| g) Annual Basic Rental | September 1, 2019 to August 31, 2020 - \$6,630.00, plus HST
September 1, 2020 to August 31, 2021 - \$6,762.60, plus HST
September 1, 2021 to August 31, 2022 - \$6,897.85, plus HST
September 1, 2022 to August 31, 2023 - \$7,035.81, plus HST |



OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

CITY HALL
WINDSOR, ONTARIO
N9A 6S1

Fax: (519)255-6868

E-mail: clerks@citywindsor.ca

WEBSITE: www.citywindsor.ca

September 1, 2023 to August 31, 2024 - \$7,176.53, plus HST

- h) Security Deposit** None
- i) Land Taxes** In addition to Basic Rent
- j) Utilities** Payable by Tenant
- k) Permitted Use** Telecommunications Tower / Equipment Shelter /
Access to Tower and Shelter
- 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 Rate** One twelfth (1/12) of the annual payment due in the final year of the third extension period, per month
- n) Rights of Extension** The current lease agreement provides for three (3) further terms of five (5) years each, with each extension right being subject to the Tenant not being in default under the Agreement. Such extension shall take effect automatically and without further notice, unless the Tenant gives notice to the Landlord, at least ninety (90) days prior to the end of the current term, that it shall not exercise such right of extension. Rent for each extension term shall be increased by two per cent (2%) annually from the immediately preceding Term. The term being recommended herein represents the first extension term
- o) Guarantor** None
- p) Special Provisions:** None



OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

CITY HALL
WINDSOR, ONTARIO
N9A 6S1

Fax: (519)255-6868

E-mail: clerks@citywindsor.ca

WEBSITE: www.citywindsor.ca

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

Report Number: CAO 39/2019
Clerk's File: APM/13556

Steve Vlachodimos

Deputy City Clerk/Senior Manager of Council Services
July 18, 2019

Department Distribution

Lease Administrator
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