



OFFICE OF THE CITY CLERK COUNCIL SERVICES

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CITY HALL
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CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 73/2021

Approved: March 18, 2021

THAT **APPROVAL BE GIVEN** for a renewal of the lease agreement between The Corporation of the City of Windsor and Essex County Nurse Practitioner-LED Clinic for the lease of 1168 Drouillard Road, Units #7, 14 and 15 which are part of the Gino and Liz Marcus Community Centre (north side), in accordance with the following terms:

BASIC TERMS:

- | | |
|-----------------------------------|---|
| a) Tenant | Essex County Nurse Practitioner-LED Clinic (Essex) |
| b) Commencement Date | March 1, 2021 |
| c) Termination Date | February 28, 2022 |
| d) Leased Premises | 1168 Drouillard, Units #7, 14 & 15
Windsor, Ontario N8Y 2R1 |
| e) Area of Leased Premises | Usable Space: 1,308 sq ft
Common Space: 568 sq ft
Total Space: 1,876 sq ft |
| f) Annual Basic Rent | \$17,765.72 per year (plus HST) |
| g) Monthly Basic Rent | \$ 1,480.48 per month (plus HST) |
| h) Security Deposit | None |
| i) Land Taxes | Included in gross rent |
| j) Utilities | Included in gross rent |



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- k) Permitted Use** Office / Medical Clinic / 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** \$ 2,960.96 per month, plus HST
- n) Renewal** One, one (1) year option to renew upon mutual consent and on the same terms and conditions, save and except rent
- o) Guarantor** None
- p) Special Provisions:** With respect to board room usage at the Gino and Liz Marcus Community Complex (North Side), the 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. The 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 Renewal 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.



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Report Number: CAO 73/2021
Clerk's File: APM/14061

Steve Vlachodimos

Deputy City Clerk/Senior Manager of Council Services
March 22, 2021

Department Distribution

Lease Administrator (A)
Manager of Real Estate Services
City Solicitor and Corporate Leader, Economic Development and Public Safety
Executive Director of Recreation & Culture (A)
Financial Planning Administrator
Chief Financial Officer / City Treasurer and Corporate Leader, Finance and Technology
Chief Administrative Officer

External Distribution