



OFFICE OF THE CITY CLERK COUNCIL SERVICES

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CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 76/2024
Approved: Wednesday, April 10, 2024

I. THAT **APPROVAL BE GIVEN** to a lease agreement between The Corporation of the City of Windsor and Windsor Optimist Youth Band for the lease of 2710 Lillian Avenue, in accordance with the following terms:

BASIC TERMS:

- | | |
|-----------------------------------|---|
| a) Tenant | Windsor Optimist Youth Band |
| b) Commencement Date | April 1, 2024 |
| c) Term | Three (3) years |
| d) Termination Date | March 31, 2027 |
| e) Leased Premises | 2710 Lillian Avenue
Windsor, Ontario N8X 4B5 |
| f) Area of Leased Premises | 2,289 square feet (rentable) approximately |
| g) Annual Basic Rate | \$2,378.27 per year, plus HST, increased annually commencing April 1, 2025, by the previous year's average annual increase in the Consumer Price Index (" CPI ") as published by Statistics Canada |
| h) Quarterly Rent | \$594.57, plus HST, due on the 1 st day of April, July, October and January in each year of the term and increased annually commencing April 1, 2025, by the previous year's CPI |



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- | | |
|------------------------------|---|
| i) Property Taxes | Payable by Tenant |
| j) Utilities | Payable by Tenant |
| k) Permitted Use | Meeting, Band Rehearsals and Equipment /
Uniform Storage |
| l) Insurance | General Liability Insurance
Minimum Limit \$2,000,000
Tenant's Legal Liability Insurance
Minimum Limit \$300,000 |
| m) Renewal | Three (3) year option to renew, upon mutual
consent, on the same terms and conditions, save
and except rent |
| n) Guarantor | None |
| o) Special Provisions | Landlord shall be responsible for grass cutting and
snow removal during the Term of the Lease

Tenant may terminate the Lease with thirty (30)
days' written notice to the Landlord |

II. THAT the Chief Administrative Officer and City Clerk **EXECUTE** a Lease Agreement, to be satisfactory in form to the City Solicitor, in content to the Lease Administrator and the Executive Director of Parks and Facilities, and in financial content to the City Treasurer.

Report Number: CAO 76/2024
Clerk's File: APM/14708

Anna Ciacelli

Deputy City Clerk / Supervisor of Council Services
April 12, 2024



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Department Distribution

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On behalf of Commissioner, Finance / City Treasurer
Chief Administrative Officer

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