![City of Windsor Logo]

OFFICE OF THE CITY CLERK
COUNCIL SERVICES

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CITY HALL
WINDSOR, ONTARIO
N9A 6S1

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CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 251/2023
Approved: Thursday, September 21, 2023

I. THAT **APPROVAL BE GIVEN** for a lease agreement between The Corporation of the City of Windsor and The Delta Chi Beta Early Childhood Centre (Windsor) Inc. for the lease of 1585 Wyandotte Street West, in accordance with the following terms:

BASIC TERMS:

a) **Tenant** — The Delta Chi Beta Early Childhood Centre (Windsor) Inc.

b) **Tenant's Address** — 1385 Ouellette Avenue
Windsor, Ontario N8X 1J6

c) **Leased Premises** — 1585 Wyandotte Street West
Windsor, Ontario N9B 1H6

d) **Commencement Date** — November 1, 2023

e) **Termination Date** — October 31, 2026

f) **Area of Leased Premises** — 4,126 square feet (rentable) approximately

g) **Annual Basic Rental** — November 1, 2023 to October 31, 2024
$41,294.57, plus HST

November 1, 2024 to October 31, 2025
$41,294.57, plus 2023 Consumer Price Index, plus HST

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		November 1, 2025 to October 31, 2026 $41,294.57, plus 2023 and 2024 Consumer Price Index, plus HST
h)	**Monthly Basic Rental**	November 1, 2023 to October 31, 2024 $3,441.21, plus HST
		November 1, 2024 to October 31, 2025 $3,441.21, plus 2023 Consumer Price Index & HST
		November 1, 2025 to October 31, 2026 $3,441.21, plus 2023 and 2024 Consumer Price Index, plus HST
i)	**Security Deposit**	None
j)	**Land Taxes**	Payable by the Tenant
k)	**Utilities**	Payable by the Tenant
l)	**Permitted Use**	Childcare Centre
m)	**Insurance**	General Liability Insurance Minimum Limit $5,000,000 Tenant's Legal Liability Insurance Minimum Limit $1,000,000 The Corporation of the City of Windsor to be listed as an additional insured, include cross liability and 30 days' notice of cancellation
n)	**Overholding Rental**	$6,882.42, per month, plus HST
o)	**Renewal**	One (1) option to renew for a three (3) year term, upon mutual consent, on the same terms and conditions, save and except rent
p)	**Guarantor**	None

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q) Special Provisions:	The Tenant shall be responsible for all grass cutting, snow removal, garbage and maintenance of the building and grounds during the Term of the Lease

The Tenant shall be entitled to use the refrigerator, range and dishwasher located in the Leased Premises and shall be responsible for all maintenance and/or repair required therefor. The Landlord makes no representations as the suitability or working condition of the foregoing equipment

The Tenant shall have the right to use two (2) parking spaces in the Adie Knox Herman Complex east parking lot (off of McKay Avenue) for staff parking. The cost of each parking space is $50.00, plus HST, per parking space per month during the term of the lease, and will increase to $55.00, plus HST, per parking space per month for the renewal term, should the parties exercise the option to renew; and,

II.   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 Executive Director of Recreation & Culture, and in financial content to the City Treasurer.

Report Number: CAO 251/2023
Clerk's File: APM/14501

Anna Ciacelli
Deputy City Clerk / Supervisor of Council Services
September 22, 2023

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