



## OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

CITY HALL  
WINDSOR, ONTARIO  
N9A 6S1

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E-mail: [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)

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### CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

**Report Number: CAO 187/2021**

**Approved: July 21, 2021**

I. THAT **APPROVAL BE GIVEN** to a lease renewal agreement between The Corporation of the City of Windsor and CAW Local 200 Computer for Kids for the lease of 4150 Sandwich Street, in accordance with the following terms:

#### **BASIC TERMS:**

- |                                   |  |
|-----------------------------------|--|
| <b>a) Tenant</b>                  | CAW Local 200 Computer for Kids                  |
| <b>b) Tenant's Address</b>        | 4150 Sandwich Street<br>Windsor, Ontario N9C 1C5 |
| <b>c) Commencement Date</b>       | July 1, 2021                                     |
| <b>d) Termination Date</b>        | June 30, 2022                                    |
| <b>e) Leased Premises</b>         | 4150 Sandwich Street<br>Windsor, Ontario N9C 1C5 |
| <b>f) Area of Leased Premises</b> | 9,120 sq ft                                      |
| <b>g) Annual Basic Rental</b>     | \$14,298.32, plus HST                            |
| <b>h) Monthly Basic Rental</b>    | \$1,191.53, plus HST                             |
| <b>i) Security Deposit</b>        | None   |
| <b>j) Land Taxes</b>              | Payable by Tenant                                |
| <b>k) Utilities</b>               | Payable by Tenant                                |



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- |                              |  |
|------------------------------|--|
| <b>l) Permitted Use</b>      | Recycle/Refurbish Computers / Educational Programming  |
| <b>m) Insurance</b>          | General Liability Insurance<br>Minimum Limit \$2,000,000<br>Tenant's Legal Liability Insurance<br>Minimum Limit \$500,000<br>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 Rate</b>   | \$2,383.05, per month, plus HST  |
| <b>o) Renewal</b>            | Two (2) x one (1) year options to renew, on the same terms and conditions contained herein, save and except rent, which shall increase by the annual average increase in the Consumer Price Index ("CPI") as published by Statistics Canada. The recommendation herein represents the first renewal option |
| <b>p) Guarantor</b>          | None   |
| <b>q) Special Provisions</b> | None   |

and,



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II. 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 in financial content to the City Treasurer.

Report Number: CAO 187/2021

Clerk's File: APR/12870

*Anna Ciacelli*

Deputy City Clerk/Supervisor of Council Services

July 21, 2021

### Department Distribution

Lease Administrator
Manager of Real Estate Services
Commissioner, Legal & Legislative Services
Commissioner, Corporate Services CFO/City Treasurer
Chief Administrative Officer

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