



OFFICE OF THE CITY CLERK COUNCIL SERVICES

Phone: (519)255-6211

CITY HALL
WINDSOR, ONTARIO
N9A 6S1

Fax: (519)255-6868

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WEBSITE: www.citywindsor.ca

CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 17/2024
Approved: Thursday, February 1, 2024

I. THAT **APPROVAL BE GIVEN** for a lease renewal agreement between The Corporation of the City of Windsor and 1925000 Ontario Inc. in accordance with the following terms:

BASIC TERMS:

- | | |
|-----------------------------------|---|
| a) Tenant | 1925000 Ontario Inc. |
| b) Landlord | The Corporation of the City of Windsor |
| c) Term | Five (5) years |
| d) Leased Premises | Main Floor – South Wall near West Entrance
400 City Hall Square East
Windsor, Ontario N9A 7K6 |
| e) Area of Leased Premises | 165 square feet |
| f) Commencement Date | February 1, 2024 |
| g) Termination Date | January 31, 2029 |
| h) Annual Basic Rental | February 1, 2024 – January 31, 2025: \$6,577.92,
plus HST |



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In each subsequent year of the Term, commencing February 1, 2025, Annual Basic Rental shall increase by the average annual increase in the Consumer Price Index (“CPI”) as published by Statistics Canada

i) Monthly Basic Rental

February 1, 2024 – January 31, 2025: \$548.16, plus HST

In each subsequent year of the Term, commencing February 1, 2025, Annual Basic Rental shall increase by the average annual increase in CPI as published by Statistics Canada

j) Additional Rent

Five per cent (5%) on the first Ten Thousand Dollars (\$10,000.00) in Gross Revenue monthly

Seven and one-half per cent (7.5%) on the next Ten Thousand (\$10,000.00) in Gross Revenue monthly

Ten per cent (10%) on all additional Gross Revenue exceeding Twenty Thousand Dollars (\$20,000.00) monthly

k) Security Deposit

\$3,000.00 paid on May 20, 2015
(deposited to 001-1250)

l) Land Taxes

Included in gross rent

m) Utilities

Included in gross rent

n) Permitted Use

Food and Beverage Kiosk

o) Insurance

General Liability Insurance

Minimum Limit \$5,000,000

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



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- p) **Renewal** One (1) x five (5) year option to renew, upon mutual consent of the Landlord and Tenant, and on the same terms and conditions contained herein, save and except rent. Tenant must provide sixty (60) days' written notice of its intention to exercise its option to renew the lease. The term recommended represents the renewal period
- q) **Guarantor** None
- r) **Special Provisions:** Landlord shall not enter into another lease or license agreement for coffee / food kiosk space within the building municipally known as 350 City Hall Square West during the Term of this lease or any renewals thereof; and,

II. THAT the Chief Administrative Officer and City Clerk **EXECUTE** 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 17/2024
Clerk's File: APM/14708

Anna Ciacelli

Deputy City Clerk / Supervisor of Council Services
February 5, 2024

Department Distribution

Lease Administrator
Manager of Real Estate Services
Acting City Solicitor
Service Director, Security, City Hall Campus & Special Activities
Acting Commissioner, Corporate Services



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

External Distribution