



OFFICE OF THE CITY CLERK COUNCIL SERVICES

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CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 259/2024

Approved: Tuesday, December 17, 2024

I. That **APPROVAL BE GIVEN** for a LEASE RENEWAL AGREEMENT between The Corporation of the City of Windsor and Samantha Rae Buhler o/a The Hub operated by Samantha Buhler for the concession located in Charles Clark Square, 215 Chatham Street East, Windsor, in accordance with the following terms:

BASIC TERMS:

- | | |
|-----------------------------------|---|
| a) Tenant | Samantha Rae Buhler o/a The Hub operated by Samantha Buhler |
| b) Commencement Date | December 1, 2024 |
| c) Termination Date | November 30, 2025 |
| d) Term | One (1) year |
| e) Leased Premises | Concession, Charles Clark Square
215 Chatham Street East
Windsor, Ontario N9A 2W3 |
| f) Area of Leased Premises | Approximately 1,050 square feet |
| g) Annual Basic Rent | \$4,667.54, plus HST |
| h) Monthly Basic Rent | \$388.96, plus HST |



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- | | |
|------------------------|--|
| i) Security Deposit | None |
| j) Land Taxes | Payable by Tenant |
| k) Utilities | Included in Rent |
| l) Permitted Use | Concession / Take Out Restaurant |
| m) Insurance | General Liability Insurance
Minimum Limit \$2,000,000.00
Tenant's Legal Liability Insurance
Minimum Limit \$400,000.00
The Corporation of the City of Windsor to be listed as additional insured and 30 days' notice of cancellation |
| n) Renewal | One (1) year option to renew, upon mutual consent, and on the same terms and conditions, save and except rent. The term recommended herein represents the renewal period |
| o) Guarantor | None |
| p) Special Provisions: | Tenant is responsible for cleaning the Leased Premises at its own cost

Landlord is responsible for snow removal and salting at the Leased Premises

In the event Administration identifies a City use for the Leased Premises and the Leased Premises are no longer available, the lease will be terminated upon ninety (90) days' written notice to the Tenant; 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, the Executive Director of Parks, Recreation & Facilities, and in financial content to the City Treasurer.

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Clerk's File: APM/14708

Anna Ciacelli

Deputy City Clerk / Supervisor of Council Services
December 19, 2024

Department Distribution

Lease Administrator
Manager of Real Estate Services
City Solicitor
Acting Senior Executive Director, Corporate Services
Executive Director, Parks, Recreation & Facilities
Acting Senior Executive Director, Community Services
Commissioner, Community and Corporate Services
Manager, Strategic Operating Budget Development & Control
On behalf of Commissioner, Finance / City Treasurer
Chief Administrative Officer