

Municipal Corporation of the Township of Killaloe, Hagarty and Richards

By-Law # 10-2021

Being a by-law to authorize the Mayor and CAO/Clerk-Treasurer to sign a Lease Agreement with Amanda Kutchcoskie and Dr. Mikeil R. Vantomme for the property at 45 Mill Street, Killaloe, Ontario.

WHEREAS the Council for the Municipal Corporation of the Township of Killaloe, Hagarty and Richards deems it in the public interest to sign a lease agreement for the area of the Medical Centre;

NOW THEREFORE BE IT ENACTED THAT the Council for the Municipal Corporation of the Township of Killaloe, Hagarty and Richards hereby authorizes the Mayor and the CAO/Clerk-Treasurer to sign a Lease Agreement, and said lease being attached hereto as Schedule "A" and "Schedule "B" forming part of this by-law.

Read a first and second time this _____ day of _____, 2021.

Read a third time and finally passed this _____ day of _____, 2021.

Mayor

CAO/Clerk-Treasurer

"Schedule A"

LEASE

Pursuant to the Short Form of Leases Act, R.S.O. 1990, Chapter S.11

Made this _____ day of _____, 2021.

BETWEEN

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF KILLALOE, HAGARTY AND RICHARDS

(the "Landlord")

And

AMANDA KUTCHCOSKIE

(the "Tenant")

And

Dr. MIKEIL R. VANTOMME

(the "Tenant")

The Landlord agrees to let, and the tenants agrees to occupy the area of the Medical Centre situated at 45 Mill Street, Killaloe, ON as delineated on the attached Schedule "A", for the purpose of office space for a monthly rental rate of \$500.00, plus HST, per month. (\$565.00). Rent shall be due on the 1st day of each month.

The Tenant hereby agrees with the Landlord as follows:

- 1. To pay rent.
- 2. To pay all applicable H.S.T.
- 3. To use and occupy the premises only as outlined in this lease in Schedule "B".
- 4. To be responsible for all COVID-19 deep cleaning.

The Landlord hereby agrees with the Tenant as follows:

- 1. To keep the premises in good repair.
- 2. To be responsible and pay for the cost of all utilities, including but not limited to, electricity, water, heat and air conditioning.
- 3. To be responsible and pay for all building maintenance and repairs (interior and exterior), including janitorial services including cleaning washrooms and electrical fixtures, providing a supply of washroom supplies, changing light bulbs as necessary, snow removal from pedestrian walkway and parking lot.

The parties agree that either of them may terminate this lease upon giving ninety (90) days written notice to the other party.

The parties agree that this lease is for a one-year term and may be extended by agreement between the parties hereto, within sixty (60) days of the end of its term. The terms of this lease begin upon the date of signing hereof.

In witness of the foregoing covenants, the Landlord and Tenant have executed this Lease.

For the Landlord:

Witness

Mayor

CAO Clerk-Treasurer

For the Tenants

Witness

Amanda Kutchcoskie

Witness

Dr. Mikeil R. Vantomme