



OFFICE OF THE CITY CLERK COUNCIL SERVICES

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CAO APPROVAL

The Chief Administrative Officer approved the following recommendation:

Report Number: CAO 132/2025

Approved: Wednesday, June 25, 2025

I. THAT **APPROVAL BE GIVEN** to a lease 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:

- | | |
|-----------------------------------|--|
| a) Tenant | CAW Local 200 Computer for Kids |
| b) Tenant's Address | 4150 Sandwich Street
Windsor, Ontario N9C 1C5 |
| c) Commencement Date | July 1, 2025 |
| d) Termination Date | June 30, 2026 |
| e) Leased Premises | 4150 Sandwich Street
Windsor, Ontario N9C 1C5 |
| f) Area of Leased Premises | 9,120 sq ft |
| g) Annual Basic Rental | \$16,780.80, plus HST |
| h) Monthly Basic Rental | \$1,398.40, plus HST |
| i) Security Deposit | None |
| j) Land Taxes | Payable by Tenant |
| k) Utilities | Payable by Tenant |



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- | | |
|------------------------------|--|
| l) Permitted Use | Recycle/Refurbish Computers / Educational Programming |
| m) Insurance | General Liability Insurance
Minimum Limit \$2,000,000
Tenant's Legal Liability Insurance
Minimum Limit \$500,000
The Corporation of the City of Windsor to be listed as an additional insured, include cross liability and 30 days' notice of cancellation |
| n) Renewal | One (1) year option to renew, on the same terms and conditions contained herein, save and except rent, which shall increase by the prior year's annual average increase in the Consumer Price Index ("CPI") as published by Statistics Canada. |
| o) Guarantor | None |
| p) Special Provisions | None; and, |

II. THAT the Chief Administrative Officer and City Clerk **EXECUTE** a Lease 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 132/2025

Clerk's File: APR/12870

Anna Ciacelli

Deputy City Clerk / Supervisor of Council Services

June 26, 2025



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Department Distribution

Acting Lease Administrator
Manager of Real Estate Services
City Solicitor
Commissioner, Corporate Services
Manager, Strategic Operating Budget Development & Control
On behalf of Commissioner, Finance / City Treasurer
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