

THIS INDENTURE made this 12th day of June 2025,
IN PURSUANCE OF THE SHORT FORMS OF LEASES ACT

BETWEEN:

THE CORPORATION OF THE VILLAGE OF
MERRICKVILLE-WOLFORD

Hereinafter called the "**Lessor**" of the first part

-and-

THE CORPORATION OF THE UNITED COUNTIES OF LEEDS AND GRENVILLE
(Leeds Grenville Paramedic Service) Hereinafter

called the "**Lessee**" of the second part

WITNESS THAT in consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the Lessee, the Lessor DOTH demise and lease unto the Lessee, its successors and assigns, the property being comprised of the following location:

A portion of that property being composed of the Merrickville Fire Hall, known locally as 317 Brock Street, Merrickville, Ontario for the purpose of maintaining a paramedic service post: and

THE LESSEE HEREBY acknowledges that the terms and conditions of this indenture shall be strict in accordance with those set out herein:

1. **TO HAVE AND TO HOLD** the said premises for and during the term, to be computed from the first (1st) day of July 2025, and thenceforth next ensuing and fully to be completed and ensued on the thirty-first (31st) day of December, 2026, at the end of the said lease period, namely December 31, 2026.

YIELDING AND PAYING therefore, recognizing the average square foot rate of fifteen dollars and zero cents (\$15.00), the annual sum of eight thousand, seven hundred and fifteen dollars (\$8,715.00) plus one thousand, one hundred and thirty-two dollars and ninety-five cents (\$1,132.95) HST as applicable, payable monthly in advance and in equal installments of seven

hundred and twenty-six dollars and twenty-five cents (\$726.25) + HST as applicable. The amount of rent paid shall be adjusted on January 1, 2026 to reflect a two percent (2%) increase, and provided to the Lessee by the Lessor in twelve (12) equal payments, and two percent (2%) on January 1 of each year following for the term of this lease agreement, including extensions and amendments, based on the previous year's rent amount.

2. AMENITIES PROVIDED

Facilities subject to this lease agreement include those areas noted below and as outlined in red on Schedule "A" as attached to this lease agreement. Furnishings to the office space are agreed upon, and are responsibilities of the lessee at their expense.

| | |
|-----------------------------|------------------------|
| Office (wi-fi access incl.) | 70 square feet |
| Vehicle bay | 230 square feet |
| Washrooms (shared space) | 81 square feet |
| Kitchen (shared space) | 200 square feet |
| Total leased space | 581 square feet |

3. INSURANCE

- a) The Lessee shall throughout this lease agreement term and any extensions agree to by addendum, at its sole cost and expense, take out and keep full in force and effect, comprehensive general liability insurance all on an occurrence basis, with respect to the business carried out on or from the premises described herein, and the Lessee's use and occupancy of the said facilities with coverage for any one occurrence or claim of not less than five million dollars (\$5,000,000.00).
- b) All policies of insurance required to be held by the Lessee shall name the Corporation of the Village of Merrickville-Wolford as an additional insured and shall be taken out and maintained with an insurer licensed to do business in Ontario and acceptable to the Lessor, and shall contain an undertaking by the insured to notify the Lessor, in writing, not less than thirty (30) days prior to any material change, cancellation or termination.

4. INDEMNITY

The Lessee shall indemnify and save harmless the Lessor from and against all claims, demands, loss, cost, damages, actions, suits and other proceedings by whomever

may sustain, brought or prosecuted in any manner, based upon, occasioned to, by or attributable to, any injury or damage arising or resulting from any action or omission of the Lessee, its servants or agents using or occupying the said premises.

5. SUBLEASING

The Lessee shall not assign this lease agreement or any part thereof for the benefit or advantage of the lessee, or sublease a provision of the services or any part thereof to any person without the previous written consent of the Lessor. If consent is given, it shall not relieve the Lessee from any liability or obligation under this lease agreement and the Lessee shall be responsible for the acts, defaults, or neglect of any sub-lease or its agents, servants, or workmen in all respects as if they were the acts, defaults, or neglects of the Lessee.

6. UTILITIES

The Lessor shall provide the Lessee with electrical power services in the form of 110-volt service installed in accordance with the Ontario Building Code Standard, within the leased areas, at the Lessor's expense, and it shall apply or form part of the payment described herein.

7. TAXES

The parties hereto agree that, under the terms of this agreement, all realty or other business-related taxes shall apply or form part of the payment described herein.

8. TERMINATION OF AGREEMENT

The Lessor's goals are to have a relationship of cooperation with the Lessee. Should however, the Lessee refuse or fail to comply with any of the terms and conditions of this lease agreement or with any proper order or request of the Lessor and, if such refusal or failure continues for sixty (60) days after receipt by the Lessee of notice in writing from the Lessor setting out the particulars of such refusal or failure, the Lessor shall have the right at its sole discretion, to terminate the lease agreement forthwith by notice in writing to the Lessee and thereupon the rights of the Lessee shall immediately cease, determine and be at an end and all monies payable and owing to the Lessor shall immediately become due and payable and the Lessor shall not be liable for payment to the Lessee of any monies whatsoever by reason of such termination.

Village of Merrickville-Wolford
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Lease Agreement

Where this lease agreement is terminated in accordance with the foregoing, the Lessor may without limiting the generality of the foregoing, remove any of the Lessee's fixtures or chattels from the facilities by force if necessary, and in that event, neither the Lessor nor any of its servants, agents or employees shall be liable in damages or otherwise to the Lessee, and there shall be no compensation payable for any improvements made by the Lessee, and such improvements shall become the absolute property of the Lessor.

Both parties hereto this lease agreement reserve the right to terminate this lease agreement without cause, upon providing a minimum of sixty (60) days' written notice prior to the intended termination date.

9. RENEWAL

The Lessee may renew this lease agreement for one (1) extended term of one (1) year. The Lessee shall exercise such renewal option, if at all, by giving written notice to the Lessor not less than ninety (90) days prior to the expiration of the initial term.

IN WITNESS WHEREOF The Corporation of the Village of Merrickville-Wolford and The Corporation of the United Counties of Leeds and Grenville have respectively executed this Agreement on the date set out below.

THE CORPORATION OF THE VILLAGE OF MERRICKVILLE_WOLFORD

Michael Cameron, Mayor

Date

Darlene Plumley, CAO

Date

THE CORPORATION OF THE UNITED COUNTIES OF LEEDS AND GRENVILLE

Date

Date