

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN

BY-LAW NO. 2014-08

Being a By-law to authorize a lease agreement between the Corporation of the
Municipality of Powassan and HANDS, The Family Help Network

WHEREAS the Corporation of the Municipality of Powassan is the owner of the Powassan Medical Centre Building; and

WHEREAS the Council of the Corporation of the Municipality of Powassan is desirous of entering into a lease agreement with HANDS, The Family Help Network; and

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF POWASSAN ENACTS AS FOLLOWS:

1. That the Mayor and Clerk be authorized to execute the agreement, attached as Appendix "A" and forming part of this by-law.
2. That this By-law be effective upon adoption.

READ a FIRST and SECOND time on the 18th day of March, 2014.

READ a THIRD and FINAL time and considered passed as such in open Council on the April 15, 2014.



Mayor

Clerk

THE LEASE AGREEMENT made in duplicate

BETWEEN

HANDS, The Family Help Network

a provincial corporation existing under the laws of Ontario

-and-

MUNICIPALITY OF POWASSAN

a municipal corporation under the laws of Ontario

(the “**Owner**”)

Background:

Hands TheFamilyHelpNetwork.ca is an accredited organization dedicated to improving the life experiences of families, children, youth, and developmentally challenged adults who need support and guidance.

In consideration of the mutual covenants and agreements contained herein and for the good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged, the Parties agree as follows:

This Lease Agreement dated April 1, 2014, is made and entered into, by and between The Corporation of the Municipality of Powassan (hereinafter “**Landlord**”) and Hands, The Family Help Network (hereinafter “**Tenant**”).

WITNESSETH

WHEREAS; landlord as the owner of the property and the building described in Article 1; and

WHEREAS; HANDS, The Family Help Network provides Ontario Ministry of Children and Youth Services funded services in the North East Region, and

WHEREAS; Landlord is willing to lease space in the building to the Tenant, upon the terms, conditions and provisions hereinafter set forth.

NOW THEREFORE; in consideration of premises hereof the mutual benefits to be derived hereby, the payment by the Tenant of the rent reserved herein, and for other good and valuable consideration, the receipt and sufficiency of which as hereby acknowledged, Landlord and Tenant hereby agree as follows:

ARTICLE 1 BASIC LEASE PROVISIONS

- 1.1 Premises: Approximately 170 square feet of usable space located on the lower level of the building, said premises to be located as shown on the drawing attached hereto as Exhibit "A".
- 1.2 Building: The building on the property consists of 7,012 square feet. The address of the building is 8 King Street, Powassan, Ontario.
- 1.3 Scheduled Commencement Date: When lease payments begin, and in any event, not later than April 1, 2014.
- 1.4 Scheduled Term: Three (3) years, with one additional option to renew for up to two (2) more years.
- 1.5 Use: To provide comprehensive client-centered, professional and skilled services to infants, children, youth, families and developmentally challenged adults that address social, emotional, behavioural, physical and developmental difficulties, and make a positive difference on their quality of life.
- 1.6 Rent: \$4,180 for three years, HST included;
- 1.7 Property: The real property commonly known as 8 King Street, East, located in the Municipality of Powassan, Province of Ontario.
- 1.8 Notice and Billing Addresses: Landlord's address: The Municipality of Powassan, 466 Main Street, PO Box 250 Powassan, Ontario P0H 1Z0. Tenant's address: HANDS, The Family Help Network, 37 Main Street, Box 596, Sundridge P0A 1Z0.

ARTICLE 2 LEASE

- 2.1 General Provisions: Landlord does hereby lease to Tenant and Tenant does hereby lease from Landlord the premises.

ARTICLE 3 DEFINITIONS

- 3.1 General Provisions: The following terms shall have the following meanings in this Lease:
 - 3.1.1 Tenant Property: Tenant's trade fixtures, furniture, equipment and other personal property in the premises.
 - 3.1.2 Leasehold Improvements: all non-structural improvements in, or which serve, the premises, and structural improvements to the building made to accommodate

Tenant's particular use of the premises. Such improvements are determined according to common law and includes without limitation, all fixtures (excluding Tenant's trade fixtures) and equipment, constructed, erected or installed by, for or on behalf of Tenant, Landlord or any previous Tenant of the premises whether or not easily disconnected or movable, including without limitation all of the following:

- a) interior walls and partitions;
- b) doors, frames and windows on the aforementioned;
- c) hardware, fixtures, cabinetry, railings, paneling, woodwork and finishes;
- d) integrated ceiling systems (including grid, panels and lighting);
- e) carpeting and other floor finishes;
- f) plumbing fixtures, toilets, sinks and such built-in appliances; and
- g) HVAC, lighting, communications, security, drainage, sewage, waste disposal, fire/life safety, and other mechanical, electronic, physical or informational systems that exclusively serve the premises.

3.1.3 Normal Wear and Tear: wear and tear caused to the premises by a natural aging process which occurs in spite of prudent application of reasonable standards for maintenance, repair and janitorial practices.

3.1.4 HVAC: heating, ventilation and air-conditioning systems.

3.1.5 Outside Area: all areas and facilities within the property designated by Landlord for general use including, without limitation, the parking areas, access and perimeter roads, sidewalks, landscaped areas, service areas, trash disposal facilities, and similar areas and facilities designated by Landlord.

ARTICLE 4 PREMISES AND TERM

- 4.1 Common Facilities: Tenant shall have for itself, its agents, employees and customers, the non-exclusive right to use, during such hours that the building may be open as determined by Landlord from time to time, in common with all others entitled thereto, the common facilities appropriate and designated by Landlord as such, for their proper and intended purposes. Landlord shall at its own expense, keep and maintain the common facilities.
- 4.2 Base Term: Tenant shall have and hold the premises for a term of three (3) years, commencing on the commencement date as defined in section 1.3, and ending on March 31st, 2017, unless terminated sooner as provided in this lease.
- 4.3 Option to Renew: Tenant has one (1) option, this having a separate term to be determined by Tenant of up to two (2) years, to extend the lease term, provided Tenant is not then in default, and submits notice in writing to Landlord no later than sixty (60) days prior to lease expiry (and each subsequent option, if applicable). In this event, the rent shall not be adjusted other than for annual rent adjustments, as set forth in section 5.2. The remaining provisions of this lease shall continue in full force and effect during any option period.

ARTICLE 5 RENT

- 5.1 Landlord shall not charge additional rent for insurance, taxes, maintenance, management, administration or any other operating costs relating to the building and property. Full rental amount of \$4,180 is due on signing of this agreement.
- 5.2 Rent Increases: Rent shall remain unchanged for the current term of the Municipal Council and shall be eligible for review in **February of 2017.**
- 5.3 Rent Past Due: Tenant acknowledges that late payment to Landlord of rent will cause Landlord to incur costs not contemplated by this lease. Therefore, if any installment of rent due from Tenant is not received by Landlord within five (5) days past the date such rent is due, Tenant shall pay to Landlord an additional sum equal to one and one-quarter percent (1.25%) per month of the amount of overdue as a late charge. The parties agree that this late charge represents a fair and reasonable estimate of the costs that Landlord will incur by reason of the late payment by Tenant.

ARTICLE 6 TAXES

- 6.1 Payable by Landlord: Landlord shall pay all taxes imposed against the property, building or any part thereof. Tenant shall not be responsible for any portion of such taxes or penalties relating to such, in the form of additional rent.
- 6.2 Tenant's Personal Property Taxes: Tenant shall pay prior to delinquency all taxes assessed or levied against Tenant property, including trade fixtures, inventories, and other additions, in the premises.

ARTICLE 7 UTILITIES, HVAC AND SERVICES

- 7.1 Utilities: Landlord shall be responsible for water/sewer, natural gas, electricity, waste disposal and heating.
- 7.2 Janitorial and Cleaning: Landlord will provide cleaning for common areas and restrooms, trash removal, general cleaning of offices on a weekly basis. The cleaning provided by the Landlord will not include cleaning of tools, instruments or other such utensils.

ARTICLE 8 USE OF THE PREMISES

- 8.1 General Provisions: Tenant shall use the premises solely for the purposes specified in section 1.5, and will not allow the premises to be used for a purpose or a manner that is unlawful, illegal, or likely to cause damage to the premises, to adjoining property, or in a manner which would constitute a hazard to the public or any adjoining property, or would cause a nuisance to any members of the public or to any other Tenant of the building.
- 8.2 Hazardous Materials: Tenant, at its sole cost, shall comply with all laws relating to Tenant's storage, use and disposal of hazardous, toxic or radioactive matter.
- 8.3 Hours of Operation: As scheduled.
- 8.4 Signs: Landlord shall provide space for Tenant's identification sign located in the outside area. In connection with the business to be conducted by Tenant on the premises, Tenant shall use only the name "HANDS, The Family Help Network". Tenant shall also have the right to have the abovementioned name listed on the entrance door to the premises using

lettering consistent with other Tenants within the building. All costs associated with Tenant's signage, including maintenance, will be paid by Tenant. Any other Tenant identification signs, displays or other advertising materials in any other location in, on or about the building or the outside area shall be subject to the Landlord's written reasonable approval prior to installation.

ARTICLE 9 INSURANCE

- 9.1 Tenant's Insurance: Tenant agrees to maintain in full force and effect at all times during the term, at its own expense, policies of insurance issued by a responsible carrier which provides commercial general liability insurance in an amount not less than two million dollars (\$2,000,000) combined single limit providing coverage for, among other things, blanket contractual liability, property damage, completed operations and products liability.
- 9.2 Landlord's Insurance: Landlord may, at its own expense, carry any additional insurance deemed prudent.
- 9.3 Certificates: Tenant shall deliver to Landlord, upon request and 24 hours of notice, certificates of insurance evidencing the above coverage with limits not less than those specified above.

ARTICLE 10 REPAIRS, MAINTENANCE AND ALTERATIONS

- 10.1 Landlord's Obligations: Landlord shall at all times and at its own expense, keep and maintain in good, safe and sanitary condition and repair the structural parts of the building including but not limited to the foundation, sub-flooring, roof structure, exterior walls, exterior plumbing, and exterior electrical connections to the premises, except for any damage thereto caused by the negligence or willful acts or omissions of Tenant or of Tenant's employees or invitees, which shall be Tenant's responsibility. Landlord shall also maintain, repair and replace the roof membrane of the building, the HVAC system for the premises, and the outside area. Maintenance of the sidewalks and parking facilities shall include but not be limited to snow removal, repairs and resurfacing, so that it may be used fully and safely at all times.

- 10.2 Notice by Tenant: Tenant shall, when it becomes aware of it, or when Tenant, acting reasonably, should have become aware of it, notify Landlord of any damage to, or deficiency or defect in, any part of the building, including the premises, and any equipment, utility system, or installations located therein.
- 10.3 Tenant's Obligation and Surrender of Premises: Tenant shall at its own expense, keep and maintain the premises in good, safe and sanitary condition, subject to the provisions of Section 7.2 of the lease. Upon the expiration or earlier termination of the term, Tenant shall surrender the premises to Landlord, with Tenant's property removed and all damage repaired, normal wear and tear and fire or other casualty excepted.
- 10.4 Liens: Tenant shall keep the premises and the property free from any liens arising out of any work performed, materials furnished or obligations incurred by or on behalf of Tenant, and shall cause any such lien imposed to be released of record by payment or posting of a proper bond acceptable to Landlord within thirty (30) days after written request by Landlord.
- 10.5 Alterations by Tenant: Tenant shall not make or permit any modifications, additions or improvements to the premises or leasehold improvements, except for non-structural alterations not exceeding five thousand dollars (\$5,000) in cost, without the prior written consent of Landlord. All alterations shall be installed at Tenant's sole expense and become the property of Landlord as leasehold improvements upon installation and shall not be deemed Tenant's personal property; provided, however, that if Landlord informed Tenant at the time of Landlord's consent to any alterations that Tenant would be required to remove such alterations at the expiration of the term, then Tenant shall remove such alterations from the premises, at Tenant's expense, at the expiration or sooner termination of this lease. If Tenant removes any alterations as required or permitted herein, Tenant shall repair any and all damage to the premises caused by such removal and return the premises to their condition as of the commencement date, normal wear and tear excepted. Alterations shall be in compliance with all applicable laws and permit requirements by a licensed contractor, done in a good and workmanlike manner conforming in quality and

design with the premises existing as of the commencement date, and shall not diminish the value of either the building or the premises.

- 10.6 Alterations by Landlord: Landlord may make any modifications, additions, demolition, renovations or improvements (collectively "Alterations") to the building that Landlord deems appropriate, provided such alterations, at Landlord's reasonable discretion, does not disrupt Tenant's business.

ARTICLE 11 DAMAGE, DESTRUCTION, EXPROPRIATION, AND RELOCATION

- 11.1 Partial Damage: If the premises are damaged by any casualty which is covered under insurance carried by Landlord pursuant to section 9.2, then Landlord shall restore such damage, provided such restoration can be completed within one hundred twenty (120) days after the commencement of the work in the reasonable opinion of a registered architect or engineer appointed by Landlord for such determination. In such event, this lease shall continue in full force and effect, except that rent shall be waived until the premises can reasonably be used by Tenant for the carrying out of its business. If it is anticipated that such restoration cannot be completed within one hundred twenty (120) days after the commencement of work, in the reasonable opinion of the registered architect or engineer appointed by Landlord for such determination, Tenant shall have the right to terminate this lease by written notice to Landlord within thirty (30) days after receipt of written notice of the estimated repair period. Landlord shall provide Tenant with written notice of the estimated repair period as soon as reasonably possible following the damage or destruction. If Tenant does not elect to terminate this lease as permitted herein, Landlord shall promptly commence the process of obtaining the necessary permits and approvals and repair the premises and leasehold improvements. If, however, this lease is terminated and Tenant is not otherwise in default hereunder, Landlord shall refund to Tenant the security deposit then held by Landlord and any rent previously paid by Tenant which is allocable to the period after the date of damage or destruction.
- 11.2 Total Destruction: If the premises are wholly destroyed or the premises cannot be reasonably restored under applicable laws and regulations, this lease shall be terminated

effective the date of destruction, and Landlord shall refund to Tenant any rent previously paid by Tenant which is allocable to the period after the date of destruction; additionally, Landlord shall reimburse to Tenant for the costs of relocation as per section 11.4.

- 11.3 Condemnation: If title to the whole or part of the premises is taken or expropriated for any public or quasi-public use under any statute or by right of eminent domain so that, in Landlord's and Tenant's mutual reasonable judgment, Tenant is deprived of substantially all benefits of the premises, this lease shall terminate as of the date that possession of the premises be taken. If the parties disagree as to the suitability of the premises for Tenant's continued occupancy, the matter shall be resolved by arbitration. Landlord shall be held liable to Tenant for the costs of relocation as per section 11.4.
- 11.4 Compensation to Tenant: Compensation of Tenant by Landlord for costs of Tenant's relocation shall be determined by mutual agreement between Landlord and Tenant and if mutual agreement cannot be reached, it shall be submitted to arbitration. The costs to be considered include but are not limited to: lost business, advertising and printing of stationary and business cards, installation of leasehold improvements, and physical relocation and installation of Tenant property including trade fixtures, inventory and equipment. All costs and expenses must be reasonable in the circumstances and shall be restricted to premises of similar quality and location.

ARTICLE 12 ASSIGNMENT, SUBLETTING AND CHANGE OF CONTROL

- 12.1 Assignment: Tenant shall not assign this lease without prior written consent of the Landlord, which consent shall not be unreasonably withheld or delayed. The assignee shall possess the same provisions as Tenant, including but not limited to term, rent, and option to renew.
- 12.2 Subletting: Tenant shall not sublet the whole or any part of the premises without the prior written consent of the Landlord, which consent shall not be unreasonably withheld or delayed. Tenant shall provide all reasonably relevant information pertaining to the prospective subtenant, not less than thirty (30) days prior to proposed commencement of the sublet.

- 12.3 Sale of Building and Property: Landlord shall not be released from liability upon conveyance of the property to another entity, and shall be liable and in default in the event that the transferee of this lease does not recognize the rights of Tenant. Landlord shall, upon any sale or conveyance of the property, transfer the security deposit then held by Landlord and any rent previously paid by Tenant which is allocable to the period after the date of transaction to such transferee.

ARTICLE 13 ACCESS BY LANDLORD

- 13.1 General Provisions: Tenant shall permit Landlord and Landlord's agents to enter the premises at all reasonable times with at least forty-eight (48) hours' prior notice, except for emergencies in which case no notice shall be required, to inspect the same, to show the premises to interested parties such as prospective lenders and purchasers, to make necessary repairs, and at any reasonable time within sixty (60) days prior to the expiration of the term to show the premises to prospective Tenants. The above rights of entry are subject to reasonable security regulations of Tenant, including the requirement that Landlord or Landlord's agents be accompanied by an employee of Tenant when entering the premises, and to the requirement that Landlord shall at all times act in a manner to cause the least possible interference with Tenant's business.

ARTICLE 14 DEFAULT

- 14.1 General Provisions: It is expressly understood and agreed that Landlord will not exercise any right with respect to any default by Tenant under this lease without giving Tenant, in each and every instance, written notice of such default and the time to cure such default as follows:
- 14.1.1 non-payment of rent or any other sum require to be paid hereunder – ten (10) days' written notice from Landlord to Tenant specifying the amount in default and the particular section of this lease relied on by Landlord; and
- 14.1.2 failure to perform any term, covenant or condition of this lease except those requiring the payment of money – ten (10) days written notice from Landlord to Tenant specifying the item in default and the particular section of this lease relied on by

Landlord, or such longer period of time as is necessary for Tenant to diligently commence to cure such default and thereafter diligently cure such default.

14.2 Landlord's Remedies: Upon a default, Landlord shall have one of the following remedies:

14.2.1 Landlord may continue this lease in full force and effect, and this lease shall continue in full force and effect as long as Landlord does not terminate this lease, and Landlord shall have the right to collect rent when due; or

14.2.2 Landlord may terminate Tenant's right to possession of the premises by written notice in accordance with applicable laws, unless Tenant pays in full all arrears of rent, or fulfills any other obligation, on or before the date specified in such notice, which shall be no less than thirty (30) days after Tenant's receipt of said notice. Upon termination Landlord may, using any means in accordance with applicable laws, re-enter the premises, remove all persons and property, and relet the premises or any part thereof.

14.3 Landlord's Default: Landlord shall be deemed to be in default if it has failed to perform any required obligation within ten (10) days after receipt of written notice by Tenant to Landlord specifying the nature of such default; provided, however, that if the nature of Landlord's obligation is such that more than ten (10) days are required for its performance then Landlord shall not be deemed to be in default if it shall commence such performance within such ten (10) day period and thereafter diligently prosecute the same to completion.

14.4 Tenant's Remedies: Upon Landlord's default, Tenant shall have one of the following remedies:

14.4.1 Tenant shall through arbitration or otherwise, seek from Landlord compensation for lost business and inconvenience; or

14.4.2 Tenant shall have the right to terminate this lease within thirty (30) days of Landlord's default, after which the right is deemed to have been waived.

ARTICLE 15 EXCLUSIVITY

- 15.1 General Provisions: During the term and any renewal and extension thereof, Landlord shall not lease, other than to Tenant, any premises within the property, for the practice of delivering a comprehensive range of professional services and programs to infants, children, youth, families and developmentally challenged adults and related activities. This covenant shall remain applicable to any transferee of this lease.

ARTICLE 16 MISCELLANEOUS

- 16.1 Captions: The captions and headings used in this lease are for the purpose of convenience only and shall not be construed to limit or extend the meaning of any part of this lease.
- 16.2 Obligations as Covenants: Each obligation or agreement of Landlord or Tenant expressed in this lease, even though not expressed as a covenant, is for all purposes considered to be a covenant.
- 16.3 Reasonability: Despite anything contained in this lease to the contrary:
- 16.3.1 Any allocation of any cost, charge or expense which is to be determined by Landlord under this lease shall be done on a reasonable and equitable basis;
- 16.3.2 Whenever in this lease that Landlord's consent, permission or approval is required, such consent, permission or approval shall not be unreasonably withheld or delayed, but if Landlord does not respond within thirty (30) days to Tenant's request for such consent, permission or approval, then Landlord's consent, permission or approval shall be deemed to be given to Tenant's request; and
- 16.3.3 In exercising any of its rights under this lease, Landlord shall act reasonably and as a prudent owner of a similar property and building having regard to size, age and location.
- 16.4 Holding Over: If Tenant remains in possession of all or any part of the premises after the expiration of the term, with or without the express or implied consent of Landlord, such tenancy shall be from month-to-month only and not a renewal hereof or any extensions of

any further term, and in such case tenancy shall be subject to every other term, covenant and agreement of this lease. Rent shall not be adjusted other than as set forth in this lease.

- 16.5 Successors: All rights and liabilities herein granted to or imposed on the respective parties hereto extend to and bind the successors and assigns of Landlord and the heirs, executors, and permitted successors and assign of Tenant, as the case may be.
- 16.6 Executed Copy: Any fully executed copy of this lease shall be deemed an original for all purposes.
- 16.7 Time: Time is of the essence for the performance of each term, condition and covenant of this lease.
- 16.8 Quiet Enjoyment: Landlord covenants that Tenant, upon performing the terms, conditions and covenants of this lease, shall have quiet and peaceful possession of the premises as against any person claiming the same by, through or under Landlord.
- 16.9 Partial Validity: If one or more of the provisions contained herein, except for the payment of rent, is for any reason held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or un-enforceability shall not affect any other provision of this lease, but this lease shall be construed as if such invalid, illegal or unenforceable provisions had not been contained herein.
- 16.10 Choice of Law: This lease shall be construed and enforced in accordance with the law of the Province of Ontario. The language in all parts of this lease shall in all cases be construed as a whole according to its fair meaning and not strictly for or against either Landlord or Tenant.
- 16.11 Binding Effect: The covenants and agreement contained in this lease shall be binding on the parties hereto and on their respective successors and assigns to the extent this lease is assignable.
- 16.12 Notices: Any notice to be given under this lease shall be in writing and shall be given by certified or registered mail with return receipt requested, or through personal or courier

delivery. Such notice shall be deemed served upon confirmation of receipt. Notices to Landlord or Tenant are to be sent to the addresses set forth in section 1.9 of this lease. Either party may change its address by giving notice of same in accordance with this section.

- 16.13 Waiver: The waiver by Landlord or Tenant of any breach of any term, condition or covenant, of this lease shall not be deemed to be a waiver of such provision or any subsequent breach of the same or any other term, condition or covenant of this lease. The subsequent acceptance of rent hereunder by Landlord or payment of rent hereunder by Tenant shall not be deemed to be a waiver of any preceding breach at the time of acceptance or making of such payment. No covenant, term or condition of this lease shall be deemed to have been waived by Landlord or Tenant unless such waiver is in writing signed by Landlord or Tenant as applicable.
- 16.14 Entire Agreement: This lease is the entire agreement between the parties and there are no agreements or representations between the parties except as expressed herein. Except as otherwise provided herein, no subsequent change or addition to this lease shall be binding unless in writing and signed by the parties hereto.
- 16.15 Authority: Each individual executing this lease on behalf of Landlord and Tenant represents and warrants that he is duly authorized to execute and deliver this lease on behalf of said entity in accordance with its corporate bylaws, and that this lease is binding upon said entity in accordance with its terms. Landlord, at its option, may require a copy of such written authorization to enter into this lease.
- 16.16 Death and Disability: Tenant and its heirs shall have the right to terminate this lease in the event that, as a result of death or disability, Tenant's use of the premises can no longer be carried out in a reasonable manner, provided all arrears of rent have been paid in full. Landlord may request a physician's certificate stating to that effect.
- 16.17 Exhibits: All exhibits, amendments, riders and addenda attached hereto are hereby incorporated herein and made a part hereof.

IN WITNESS WHEREOF the Parties have duly executed this Agreement.

HANDS, THE FAMILY HELP NETWORK

Mar 25, 2014

Date of Signing

By: Paul Laperriere
(Authorized Signing Officer)

Paul Laperriere, Director of Corporate Services

HANDS, The Family Help Network

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN

May 5, 2014

Date of Signing

By: Peter McIssac
(Authorized Signing Officer)

Peter McIssac, Mayor

May 5, 2014

Date of Signing

By: Maureen Lang
(Authorized Signing Officer)

Maureen Lang, Clerk-Treasurer

Date: April 15, 2014

Moved by _____

Seconded by _____

That By-law 2014-08, being a By-law to authorize a lease agreement between the Corporation of the Municipality of Powassan and HANDS, The Family Help Network.

READ a **FIRST** and **SECOND** time on the 18th day of March, 2014.

READ a **THIRD** and **FINAL** time and considered passed as such in open Council on the 15th day of April, 2014.

Carried _____

Defeated _____

Deferred _____

Lost _____

Mayor _____

Recorded Vote: Requested by _____

Name	Yeas	Nays	Name	Yeas	Nays
Councillor Nancy Barner			Councillor Roger Glabb		
Councillor Dave Britton			Councillor Todd White		
Councillor Steven Eide			Mayor Peter McIsaac		
Councillor Gerry Giesler					

AGENDA ITEM NO. 10-2

DATE: April 15/14

March 31, 2014

The Municipality of Powassan
Att: Maureen Lang
Clerk-Treasurer
466 Main Street
PO Box 250
POWASSAN ON P0H 1Z0

Dear Ms. Lang,

Re: Lease – 8 King Street

Attached you will find two (2) signed copies of the lease along with a cheque in the amount of \$4,180 for three years rent (inclusive of HST).

Kindly sign and return one copy of the lease to my attention at 222 Main Street East, North Bay ON P1B 1B1.

Should you have any questions, or concerns, please do not hesitate to contact me at plaperriere@handstfhn.ca or at 705-476-2293 extension 1270.

Sincerely,



Paul Laperriere, CA
Director of Corporate Services

PL:mg
Encl.

RECEIVED

APR 29 2014

The Municipality of Powassan

Forwarded their copy
May 5/14 SP



222, rue Main Street East • North Bay, ON P1B 1B1 • 705-476-2293 • 1-800-668-8555

April 23, 2014

HANDS, The Family Help Network
c/o Paul Laperriere, Director Corporate Services
37 Main St.
P.O. Box 596
Sundridge, ON P0A 1Z0

Sent via
Reg. mail
April 24/14

Dear Paul,

Attached please find two (2) copies of the lease agreement for the Municipality of Powassan and HANDS, The Family Help Network, effective April 1st, 2014, for the property known as 8 King St., Powassan, Ontario.

As per Article 5.1, "Full rental amount of \$4,180 is due on signing of this agreement." Please provide a cheque payable to the Municipality of Powassan upon returning the signed lease.

Please sign both copies, returning one copy to our office and keeping one for your files.

Thank you,



Susanne Phillips
Administrative Assistant
Municipality of Powassan
466 Main St., N.
Powassan, ON P0H 1Z0
705-724-2813 ext. 221
sphillips@powassan.net