

Appendix "A"

Lease Extension Agreement

THIS EXTENSION AGREEMENT made the ____ day of _____, 2018.

BETWEEN:

The Corporation of the City of London
(the "Landlord")

AND

The Canadian Medical Hall of Fame
(the "Tenant")

WHEREAS:

1. By a lease dated April 25, 2017 (the "Lease"), the Landlord leased to the Tenant the premises (the "Premises") more fully described in the Lease and being located municipally at 267 Dundas Street, London, ON for a term of Eighteen (18) months from October 1, 2017 to March 31, 2019, upon and subject to the terms and conditions set forth in the Lease;
2. The parties wish to extend the term of the lease as hereinafter provided.

NOW THEREFORE for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby covenant and agree with each other as follows:


1. The Term of the Lease is hereby extended for the period (the "Extension Term") of four months from April 1, 2019 to July 31, 2019, with no further rights to extend or renew.
2. The Tenant shall pay Basic Rent during the Extension Term, at the times and in the manner provided in the Lease.
3. The Tenant shall pay all Additional Rent and other charges and expenses payable pursuant to the Lease during the Extension Term, at the times and in the manner provided in the Lease.
4. The Tenant agrees that it will accept the Premises "as is" and, without limitation, any tenant allowances, rent free periods, Landlord's Work or other Landlord construction obligations and other inducements (if any) contained in the Lease do not apply to the Extension Term.
5. This Agreement shall be read together with the Lease and the parties confirm that, except as modified herein, all covenants and conditions in the Lease remain unchanged, unmodified and in full force and effect.
7. Any capitalized word or term not otherwise defined herein shall have the meaning given thereto in the Lease.
8. If the Lease is terminated by the Landlord before the end of the current Term pursuant to any right of the Landlord under the Lease, then, without limiting any other rights or remedies of the Landlord, the Extension Term shall not commence.
9. The parties agree, from time to time, to do or cause to be done all such things, and shall execute and deliver all such documents, agreements and instruments reasonably requested by another party, as may be necessary or desirable to complete the extension contemplated by this Agreement and to carry out its provisions and intention.
10. This Agreement shall enure to the benefit of and be binding upon the parties and their legal representatives, heirs, executors, administrators, successors and permitted assigns, as the case may be.

IN WITNESS WHEREOF the Corporation of the City of London has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officers pursuant to the

authority contained in By-law No. _____ of the Council
of the Corporation of the City of London passed the _____ day of _____.

IN WITNESS WHEREOF the parties hereto have executed this Agreement.

Canadian Medical Hall of Fame

Per:  Lissa Foster.
Name: Executive Director
Title:

I/We have authority to
bind the Corporation

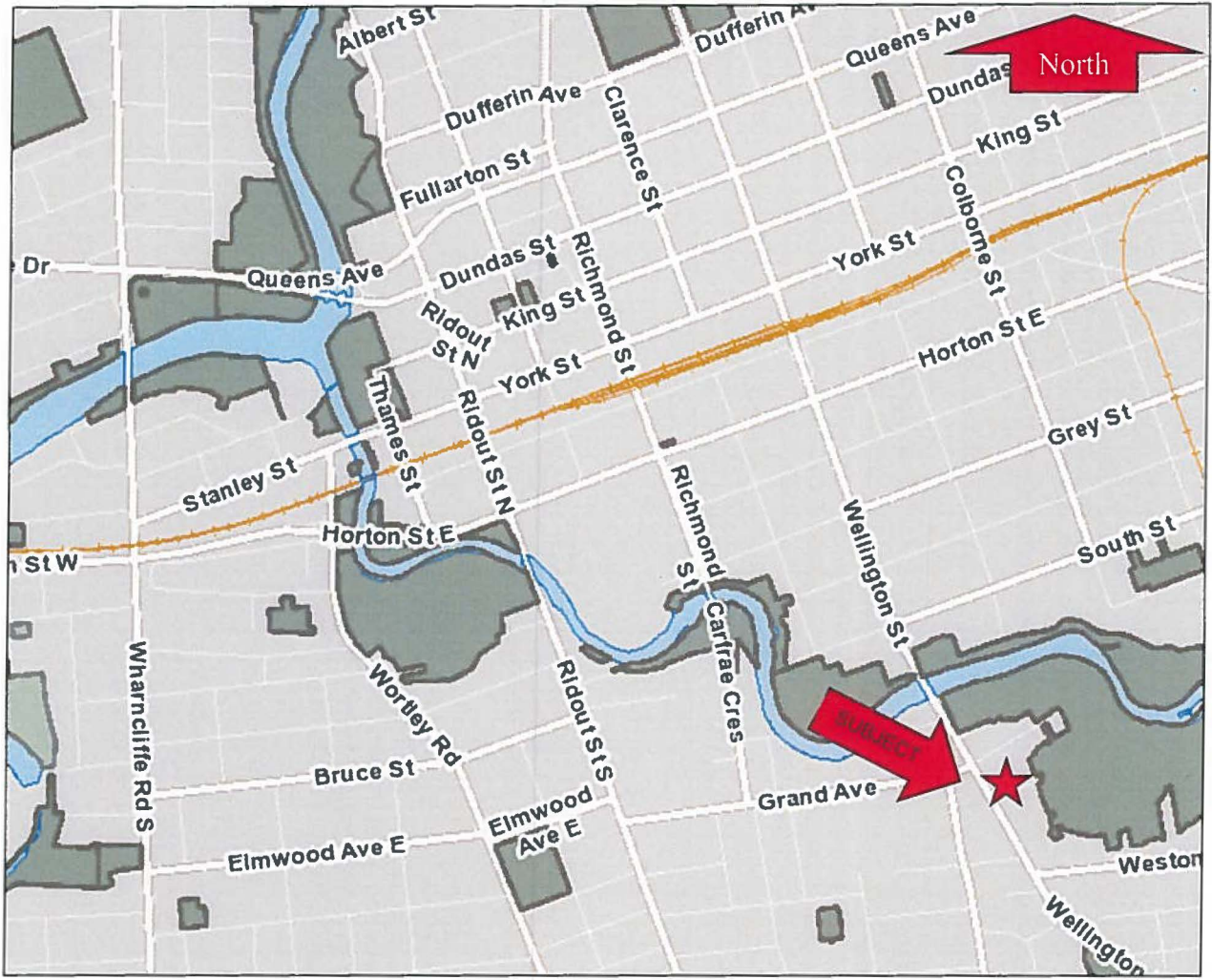
Per: _____
Name:
Title:

Corporation of the City of London

Per: _____
Matt Brown, Mayor

Per: _____
Catharine Saunders, City Clerk

Location Map



Chair and Members
 Corporate Services Committee

RE: **Property Acquisition - Bus Rapid Transit Project**
(Subledger LD180029)
Capital Project TS1430-1 - RT 1: Wellington Rd - Bradley Ave to Horton St S Leg Widening
32 Wellington Road

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

Finance & Corporate Services confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the detailed source of financing for this purchase is:

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Revised Budget</u>	<u>Committed To Date</u>	<u>This Submission</u>	<u>Balance For Future Work</u>
Engineering	\$2,141,632	\$2,141,632	\$2,141,590		\$42
Land Acquisition	2,063,000	1,944,884	1,083,768	227,852	633,264
Construction	1,000	1,000	445		555
City Related Expenses	768,000	886,116	886,116		0
NET ESTIMATED EXPENDITURES	\$4,973,632	\$4,973,632	\$4,111,919	\$227,852 1)	\$633,861
SOURCE OF FINANCING					
Capital Levy	\$261,232	\$261,232	\$168,996	\$27,164	\$65,073
Drawdown from City Services - Roads Reserve Fund (Development Charges)	2) 1,930,000	1,930,000	1,248,550	200,688	480,761
PTIF (Public Transit Infrastructure Fund)	2,782,400	2,782,400	2,694,373		88,027
TOTAL FINANCING	\$4,973,632	\$4,973,632	\$4,111,919	\$227,852	\$633,861

1) Financial Note:

Purchase Cost	\$222,000
Add: Land Transfer Tax	1,945
Add: HST @13%	28,860
Less: HST Rebate	(24,953)
Total Purchase Cost	\$227,852

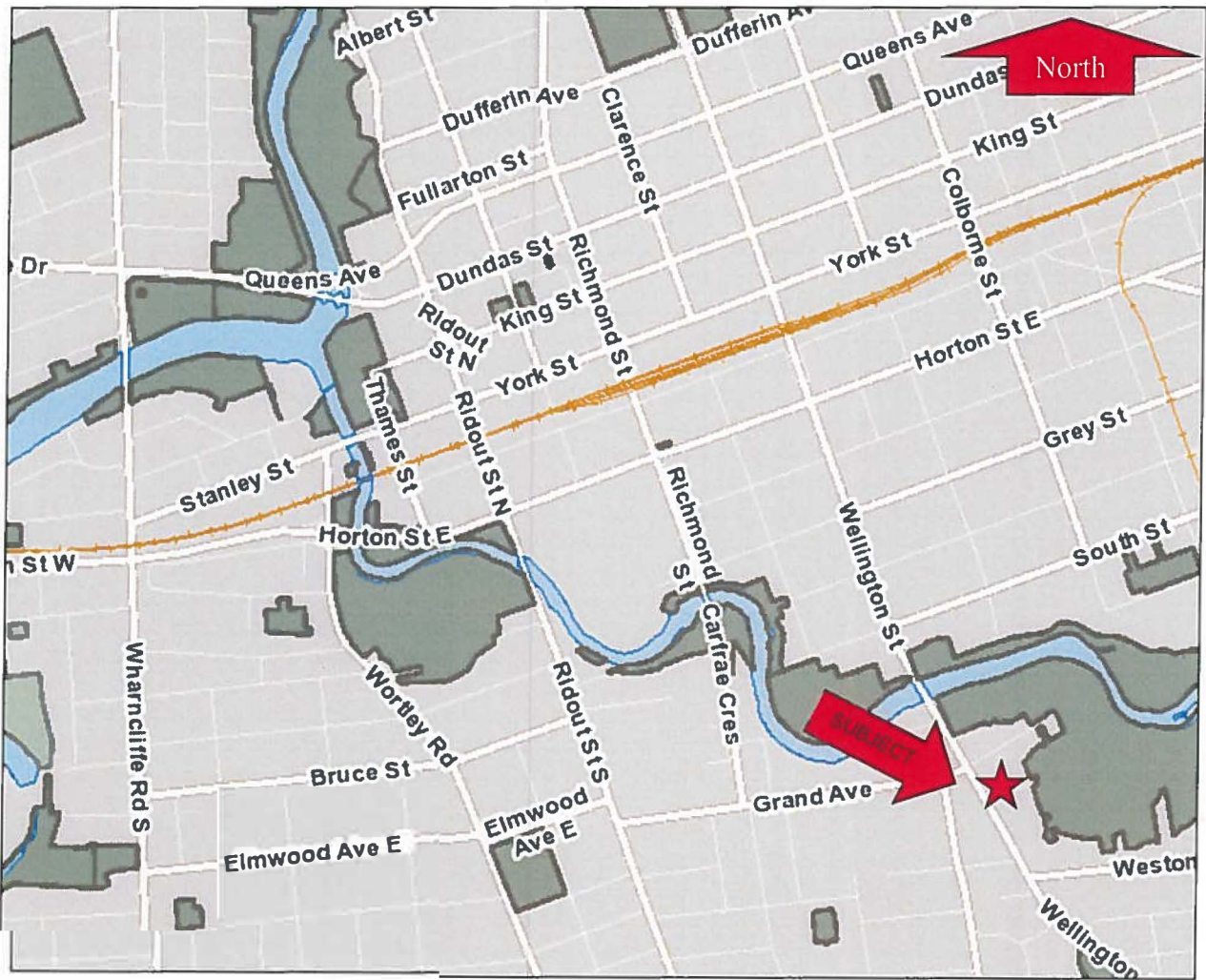
2) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2014.

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Jason Davies
 Manager of Financial Planning & Policy

Location Map



APPENDIX "A"
CONFIDENTIAL - Released in
Public

#18137
August 14, 2018
(Property Acquisition)

Chair and Members
Corporate Services Committee

RE: Property Acquisition - Bus Rapid Transit Project
(Subledger LD180030)
Capital Project TS1430-1 - RT 1: Wellington Rd - Bradley Ave to Horton St S Leg Widening
34 Wellington Road

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

Finance & Corporate Services confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the detailed source of financing for this purchase is:

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Committed To Date</u>	<u>This Submission</u>	<u>Balance For Future Work</u>
Engineering	\$2,141,632	\$2,141,590		\$42
Land Acquisition	1,944,884	1,311,620	318,581	314,683
Construction	1,000	445		555
City Related Expenses	886,116	886,116		0
NET ESTIMATED EXPENDITURES	<u>\$4,973,632</u>	<u>\$4,339,771</u>	<u>\$318,581</u> 1)	<u>\$315,280</u>
SOURCE OF FINANCING				
Capital Levy	\$261,232	\$196,159	\$37,980	\$27,092
Drawdown from City Services - Roads Reserve Fund (Development Charges)	1,930,000	1,449,239	280,601	200,161
PTIF (Public Transit Infrastructure Fund)	2,782,400	2,694,373		88,027
TOTAL FINANCING	<u>\$4,973,632</u>	<u>\$4,339,771</u>	<u>\$318,581</u>	<u>\$315,280</u>

1) Financial Note:

Purchase Cost	\$310,000
Add: Land Transfer Tax	3,125
Add: HST @13%	40,300
Less: HST Rebate	(34,844)
Total Purchase Cost	<u>\$318,581</u>

2) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2014.

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Jason Davies
Manager of Financial Planning & Policy