

## LEASE AMENDING AGREEMENT

THIS LEASE AMENDING AGREEMENT dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023

### BETWEEN:

The Corporation of the Town of Orangeville  
(the "Landlord")

and

YMCA of Greater Toronto  
(the "Tenant")

### Background

- A. The Landlord and the Tenant entered into the lease (the "Lease Agreement") dated May 22, 2020, for the premises (the "Premises") located at 65 McCarthy Street, Orangeville, ON L9W 3A3.
- B. The Landlord and the Tenant desire to amend the Lease Agreement on the terms and conditions as set forth in this Lease Amending Agreement (the "Agreement"), which will take effect on July 31, 2023.
- C. This Agreement is the first amendment to the Lease Agreement.

**IN CONSIDERATION OF** the Landlord and the Tenant agreeing to amend their existing Lease Agreement, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, both parties agree to keep, perform, and fulfill the promises, conditions and agreements below:

### Amendments

1. The Lease Agreement is amended as follows:

#### **Term:**

**Option Exercised:** The Town has exercised its option to extend the lease for an additional two years, pursuant to paragraph 2.03 of the Lease Agreement. The term of the lease is extended an additional two years, set to expire on July 31, 2025.

**Optional Years (Years 6 and 7):** The Town has the option to extend the lease by written notice for two additional years, this option shall be exercised not less than 180 days prior to July 31, 2025. The following are the payments terms for the optional years:

Year 6	August 1, 2025 – July 31, 2026	Year 5 Monthly Base plus Adjustment	+ Annual increase of CPI (year over year) adjusted on May 1, 2025	Year 5 + Annual increase of CPI (year over year) adjusted on May 2025
Year 7	August 1, 2026 – July 31, 2027	Year 6 Monthly Base plus Adjustment	+ Annual increase of CPI (year over year) adjusted on May 1, 2026	Year 6 + Annual increase of CPI (year over year) adjusted on May 2026

**No Other Change**

- 2. Except as otherwise expressly provided in this Agreement, all of the terms and conditions of the Lease Agreement remain unchanged and in full force and effect.

**Incorporation**

- 3. This Agreement incorporates and is subject to the Lease Agreement.

**IN WITNESS WHEREOF** the Landlord and Tenant execute this Lease Amending Agreement.

**The Corporation of the Town of Orangeville**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor – Lisa Post

\_\_\_\_\_  
Date

\_\_\_\_\_  
Town Clerk – Carolina Khan

We have authority to bind the Corporation

**YMCA of Greater Toronto**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Senior Vice-President  
Name:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chief Financial Officer  
Name:

We have authority to bind the Corporation