

July 20, 2016

Report To: Mayor & Council

From: Travis Rob, Manager Operations & Facilities

**SUBJECT: Airport Facility – Private Hangar-Renewal of Hangar Lot Lease Rate with Mr. Eldon Mose for a Five (5) Year Term Commencing on July 1<sup>st</sup>, 2016.**

Please find attached the report prepared by Tom Batiuk, Airport Supervisor, outlining the renewal of a private hangar lot lease with Mr. Eldon Mose. The hangar lot lease agreement is for a 25-year term with the lease rate to be renegotiated every five (5) years. The existing 2016 rate for land lease for private hangar is \$1.76 per square meter plus HST. Eldon Mose's hanger lot is 450 square meters in size.

It is recommended by the Operations & Facilities Executive Committee that Council renew the hangar lot lease rate with Mr. Eldon Mose at \$1.76 per square meter for the next five (5) years and that the Mayor and Clerk be authorized to execute the updated lease rate agreement on behalf of the Corporation.

Respectfully submitted,  
Operations & Facilities Division



Travis Rob, EIT.  
Manager Operations & Facilities

<p><b>Council approval of this report will</b> ensure that Council renews the hangar lot lease rate with Mr. Eldon Mose at \$1.76 per square meter plus HST for the next five (5) years and that the Mayor and Clerk be authorized to execute the updated lease agreement on behalf of the Corporation.</p>
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2016JulyHangarLeaseEldonMoes

2016-07-01

To: Travis Rob/Doug Brown

From: Tom Batiuk

Re: lease agreement Renewal for Eldon Mose

Please see attached Lease renewal documents for Eldon Mose set to commence July 1, 2016 to June 30<sup>th</sup>, 2021. Please forward these documents to Town Council at their next regular meeting for approval and execution with my recommendation.

Kind Regards,

Tom Batiuk  
Airport Supervisor

**THIS AGREEMENT** made this 1st day of July, Two Thousand and Sixteen

**BETWEEN:**

THE CORPORATION OF THE TOWN OF FORT FRANCES  
(The “Town”)

-And-

Eldon Mose  
(The “Tenant”)

**WHEREAS:**

- A. The Town and the Tenant hereinafter collectively referred to as the “Parties” entered into an agreement of lease (the “Lease”) dated July 1, 2006 with respect to the property (“Demised Premises”) described as: A hangar lot comprising of approximately 450 square meters, at the Fort Frances Airport.
- B. The copy of the lease dated July 1, 2006, in each of the Parties possession forms Part of this Agreement as Schedule “A”.
- C. The term (the “Term”) of this lease and subsequent renewals is due to expire and end June 30, 2016.
- D. The Town desires to lease to the Tenant and the Tenant desires to lease from the Town the Demised Premises for a further Term, namely, from July 1, 2016 to and including June 30, 2021 on substantially the same terms and conditions as set out in the Lease.

**NOW THEREFORE** the Parties agree as follows:

- 1. The Town agreed to lease to the Tenant and the Tenant agrees to lease from the Town the Demised Premises for a further Term from and including July 1, 2016 to June 30, 2021.
- 2. The annual amount payable by the Tenant to the Town in respect of the Tenant’s lease of the Demised Premises for the Term July 1, 2016 to June 30, 2021 shall be the sum of \$ 894.96, HST included, which amount shall be payable by the Tenant to the Town upon the signing of this agreement.
- 3. Except as set out in this agreement, the Lease by the Tenant of the Demised Premises from the Town for the term shall be upon the same terms and conditions as set out in the Lease.

**IN WITNESS WHERE OF** the Parties have executed this Agreement.

For the Corporation of the Town of Fort Frances:

Per: \_\_\_\_\_  
Mayor

Per: \_\_\_\_\_  
Clerk

For: Eldon Mose

Witness:\_\_\_\_\_ Per: \_\_\_\_\_  
Eldon Mose