

SYNOPSIS

BELL MOBILITY LEASE AGREEMENT

Bell Mobility leases a parcel of land for a cellular communication tower that includes an access easement at the Public Works Garage located at 14 McCully Street.

The current 20-year lease will expire on April 30, 2025, and a new lease has been negotiated that includes a 7.5% increase in the base rent for year one and annual increases of 2% for all subsequent years. Bell will also pay an additional \$2,000 +HST annual payment to the Town as they sublet tower space to Rogers Mobility

The terms and conditions of the current and proposed leases will remain unchanged for the most part. Minor changes in the proposed lease include:

- An initial 5-year term with 3 options to extend for 5 years each, current lease is 20 years.
- Proposed lease requires 30 days' notice to terminate the lease, current lease requires 3 months' notice.

The Town currently receives \$5,154.57+HST in annual rent from Bell Mobility. If approved by Council, the annual rent paid will increase to \$7,541.15+HST beginning May 1, 2025.

MOTION:

That Council approve the lease agreement between Bell Mobility Inc. and the Town of Amherst and authorize the Mayor and CAO to sign on behalf of the Town.