

Re: Clinic Lease Agreement

November 18, 2021

Dear Roxana Bauman, ACAO,

Our Kincardine Physicians Group has reviewed the Lease Agreement recently approved by Council and has a number of concerns. The draft lease agreement between The Municipality of Kincardine and the Kincardine Family Health Organization that went to council on October 18th, 2022, was approved by the Kincardine Physician Group. There are a number of revisions in the current document that we feel should be at least reviewed with Council before we are able to proceed.

Specific concerns include, but are not limited to:

Renewal

1.6 indicates when the lease is renewed the terms and conditions set out are the same, but the annual rent amount would be re agreed upon. We would like it to state that the rent upon renewal would be the same.

Rent

1.8 Clarification that the cost of the one-year free rent incentive is absorbed by the municipality not the FHO.

Insurance and Indemnity

2.8 iii) Boiler and Machinery Insurance, as we do not own the building or boilers, we would like this removed.

Covenants of the landlord

3.1 Concerns about the Municipality renting some space to physicians not in the FHO. FHO should have control over who rents in the upstairs of the community clinic.

Repairs and Maintenance

3.8 As tenants all building repairs and capital improvements should be paid for by the landlord, not just those over \$500.

3.9 Remove this part, again tenants paying rent would not pay for maintenance and repairs.

Janitorial Services

3.10 We ask that Janitorial services be revisited.

EMR Electronic Medical Records, removed the support requested to cover a 50 percent portion of the EMR software costs but we hope to at least ensure the basis of this request is fully understood.

Our Kincardine Physicians Group would like to work together with council and the Municipality of Kincardine to find a mutually agreeable lease agreement. We feel strongly that this Lease Agreement is a vital part of our efforts to retain and attract doctors (and supporting services and personnel) to our community. We feel Council needs to be directly involved in the development of this Lease, just as they were in the initial Lease negotiation.

Thank you for your continued support while we work together to provide the best medical care to all our Kincardine residents.

Sincerely,
Kincardine Family Physicians