



Winkler Stanley Economic Development

WSEDC's Mission

We collaborate to advance opportunities in achieving economic success, embracing shared prosperity and building a strong community for Winkler/Stanley.

WSEDC's Mandate

WSEDC works with business, government, and community partners to position Winkler/Stanley as the location of choice for the purpose of attracting business investment, fostering trade and growing Winkler/Stanley's workforce.

What Is An Incubator?

An incubator is defined as a controlled environment that fosters the growth of a business at the early stages of development.

This is the goal and purpose of the Incubator Mall. It is here to help businesses with their start-up and early growth phase ... helping them get established before they move into the community. With this goal in mind, the lease structure is set up so that over a five-year period the rate has moved closer to market rates.

In addition to a graduated lease, we offer our tenants an annual business strategy discussion to coincide with a facility walk-through. In addition to this, we are available during the year to discuss business issues that you may want an outside opinion on.

How Is A Business Selected?

- The process starts with a person/business sending an expression of interest email to incubatormall@wsedc.ca.
- The interested party will then be contacted by our office to arrange a discussion to learn more about the business. An application will be given to the applicant and once returned, it will be placed on file.
- With the completed application, the business will be added to a waiting list of businesses to be considered for the next available space.
- Businesses will be selected on the basis of their business plan, credit check, time on the waiting list and potential connection to business categories that need to be developed in the area.
- Three months prior to an opening, the top applicant will be contacted to determine if they still have interest.

Address

149 George Avenue

Unit Summary

- 1,250 s.f. (with mezzanine)
- Overhead Bay Door Outside
- Storage
- Parking In Front
- Lit Frame For Signage
- In Floor Heat,
- Gas unit Washroom
- Office/Reception Space
- 5 Year Lease (maximum)
-

Monthly Lease Summary

yr 1:	\$495 + \$100 common fee	\$595.00
yr 2:	\$570 + \$100 common fee	\$670.00
yr 3:	\$645 + \$100 common fee	\$745.00
yr 4:	\$770 + \$100 common fee	\$870.00
yr 5:	\$920 + \$100 common fee	\$1,020.00

WSEDC Office

2-880 L, 15th Street
Winkler, MB R6W 0H5

Email: incubatormall@wsedc.ca

website: wsedc.ca/incubator-mall

INCUBATOR LEASE OPERATIONAL HIGHLIGHTS

Damage Deposit:

- . \$495 payable prior to tenant obtaining unit keys. Refunded upon successful walk through at the end of the lease.

Sublet:

- . The tenant at no time can sublet or assign their unit or partial unit to an other party.

Utilities and Other Charges:

- . The tenant will pay for:
 - . All janitorial services including exterior window cleaning and cleaning of debris.
 - . Hydro, gas, water, heating costs, air conditioning costs are the responsibility of the tenant. All utilities are to be in the tenant's name. The tenant is responsible for making arrangements for billing.
 - . All business taxes and licenses for the business are the responsibility of the tenant.
 - . Leasehold improvements are at the expense of the tenant. Leasehold improvements must be authorized by the landlord. The tenant must submit a written request for the improvements. The landlord reserves the right to deny any improvements that do not adhere to building code and/or safety standards.
 - . The tenant must have insurance in-force prior to possession and as standard must list the landlord. A copy of the insurance must be provided to the landlord when it is annually renewed.
 - . The tenant is responsible for pest control if needed.

Operation Items:

- . The tenant can only store goods that are used for the business intended (storage of personal items e.g. snowmobiles, RV, quads are not permitted).
- . Any signage must be approved by the landlord.
- . The tenant must maintain a clean premises.
- . The tenant must maintain proper ventilation and operation of the air exchange system to ensure air quality.
- . The tenant will not keep or display any merchandise or signage on the sidewalks or obstruct use of sidewalks for others.
- . The parking lot is for tenants and customers only. As this is a shared lot, parking must be regulated to a reasonable manner for all tenants.
- . The landlord maintains the building insurance.

Early Tenant Lease Termination

- . The lease may be terminated by the tenant prior to the end of the 5 year term with 3 months written notice.

Default:

- . If a tenant fails to pay rent after 5 days of receiving written notice, they are in default. If this happens twice in one calendar year, the lease can be terminated.
- . If the tenant fails to operate in a safe manner or fails to comply with a change required for safety or to meet code in what would be considered a reasonable time frame (as determined by the landlord) for the violation, the lease will be terminated.

Lease Operational Highlight Disclaimer:

- . The above-noted information is for information purposes only, and as such, the legal lease is the document that will be used to determine the contract and obligations of the tenant and the landlord.