

## COUNTY OF OXFORD

### BY-LAW NUMBER 6792-2026

#### A BY-LAW OF THE COUNTY OF OXFORD TO AUTHORIZE THE BORROWING UPON SERIAL DEBENTURES IN THE PRINCIPAL AMOUNT OF \$2,056,300.00 TOWARDS THE COST OF A CERTAIN CAPITAL WORK OF THE CORPORATION OF THE TOWN OF TILLSONBURG SET OUT IN SCHEDULE "A" TO THIS BY-LAW

**WHEREAS** subsection 401 (1) of the *Municipal Act, 2001*, as amended (the "Act") provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

**AND WHEREAS** subsection 408 (2.1) of the Act provides that a municipality may issue a debenture or other financial instrument for long-term borrowing only to provide financing for a capital work;

**AND WHEREAS** the Act also provides that the "regional municipality" means an upper-tier municipality that was a regional or district municipality or the County of Oxford on December 31, 2002;

**AND WHEREAS** the Act also provides that a municipality shall authorize long-term borrowing by the issue of debentures or through another municipality under section 403 or 404 of the Act;

**AND WHEREAS** section 403 of the Act provides that a by-law of an upper-tier municipality authorizing the issuing of debentures for the purposes or joint purposes of one or more of its lower-tier municipalities may require those lower-tier municipalities to make payments in each year to the upper-tier municipality in the amounts and on the dates specified in the by-law and subsection 403 (7) of the Act provides that all debentures issued under a by-law passed by an upper-tier municipality under section 403 are direct, joint and several obligations of the upper-tier municipality and its lower-tier municipalities;

**AND WHEREAS** the Council of The Corporation of the Town of Tillsonburg (the "**Municipality**"), which is a lower-tier municipality forming part of the County of Oxford (hereinafter called the "**County**"), has passed the By-law enumerated in column (1) of Schedule "A" attached hereto and forming part of this By-law authorizing the long-term borrowing from Ontario Infrastructure and Lands Corporation ("**OILC**") in respect of the capital work described in column (2) of Schedule "A" (the "**Capital Work**"), and authorizing the long-term borrowing from OILC in respect of the Capital Work;

**AND WHEREAS** the County has passed a By-law to authorize submitting an application to OILC for financing the Capital Work and to authorize long-term borrowing for the Capital Work through the issue of debentures to OILC (the "**Application**") and to authorize the execution and delivering to OILC the rate offer letter agreement in respect of such long-term borrowing for the Capital Work;

**AND WHEREAS** the Council of the County has received a request from the Council of the Municipality to borrow money for the purpose of providing long-term financing for the Capital Work and to issue debentures for the Capital Work in the principal amount specified in column (5) of Schedule “A”;

**AND WHEREAS** before authorizing the Capital Work, the Council of the Municipality had its Treasurer calculate an updated limit in respect of its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation and, prior to the Council of the Municipality authorizing the Capital Work, the Treasurer determined that the estimated annual amount payable in respect of the Capital Work would not cause the Municipality to exceed the updated limit and that the approval of the Capital Work by the Ontario Land Tribunal pursuant to such regulation was not required;

**AND WHEREAS** the County has submitted the Application to OILC and the Application has been approved;

**AND WHEREAS** to provide long-term financing for the Capital Work, it is now deemed to be expedient to borrow money by the issue of serial debentures in the principal amount of \$2,056,300.00 dated February 2, 2026 and maturing on February 2, 2041, and payable in semi-annual instalments of combined equal principal and diminishing interest amounts on the 2nd day of February and on the 2nd day of August, in each of the years 2026 to 2041, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments, on the terms hereinafter set forth;

**NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:**

1. For the Capital Work, the borrowing upon the credit of the County at large of the principal amount of \$2,056,300.00 and the issue of serial debentures therefor to be repaid in semi-annual instalments of combined principal and interest as hereinafter set forth, are hereby authorized.
2. The Warden and the Treasurer of the County are hereby authorized to cause any number of serial debentures to be issued for such amounts of money as may be required for the Capital Work in definitive form, not exceeding in total the said principal amount of \$2,056,300.00 (the “Debentures”). The Debentures shall bear the County’s municipal seal and the signatures of the Warden and the Treasurer of the County, all in accordance with the provisions of the Act. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs.
3. The Debentures shall be in fully registered form as one or more certificates in the principal amount of \$2,056,300.00, in the name of OILC, or as OILC may otherwise direct, substantially in the form attached as Schedule “B” hereto and forming part of this By-law with provision for payment of principal and interest (other than in respect of the final payment of principal and outstanding interest on maturity upon presentation and surrender) by pre-authorized debit in respect of such principal and interest to the credit of such registered holder on such terms as to which the registered holder and the County may agree.

4. In accordance with the provisions of section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011*, as amended from time to time hereafter, the County is hereby authorized to agree in writing with OILC that the Minister of Finance is entitled, without notice to the County or the Municipality, as appropriate, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the County or the Municipality, as appropriate, amounts not exceeding any amounts that the County or the Municipality fails to pay OILC on account of any unpaid indebtedness of the County to OILC under the Debentures and to pay such amounts to OILC from the Consolidated Revenue Fund.
5. The Debentures shall all be dated the 2nd day of February, 2026, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall bear interest at the rate of 4.17% per annum and mature during a period of 15 years from the date thereof payable semi-annually in arrears as described in this section. The Debentures shall be paid in full by February 2, 2041 and be payable in semi-annual instalments of combined equal principal and diminishing interest amounts on the 2nd day of February and on the 2nd day of August, commencing on August 2, 2026, in each of the years 2026 to 2041, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments, as set forth in Schedule "C" attached hereto and forming part of this By-law ("**Schedule "C"**").
6. Payments in respect of principal of and interest on the Debentures shall be made only on a day, other than Saturday or Sunday, on which banking institutions in Toronto, Ontario, Canada and the County are not authorized or obligated by law or executive order to be closed (a "**Business Day**") and if any date for payment is not a Business Day, payment shall be made on the next following Business Day.
7. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable on any overdue amounts both before and after default and judgment at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debentures for such amounts plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amounts become overdue for so long as such amounts remain overdue and the County shall pay to the registered holders any and all costs incurred by the registered holders as a result of the overdue payment. Any amounts payable by the County as interest on overdue principal or interest and all costs incurred by the registered holders as a result of the overdue payment in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.

"**Prime Rate**" means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of the Debentures: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the "**Reference Banks**") as their

reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the "Prime Rate" shall be the arithmetic mean of the rates quoted by those Reference Banks.

8. (1) In each year in which a payment of semi-annual instalments of combined equal principal and diminishing interest becomes due in respect of the Capital Work, including the last 'non-equal' instalment of principal, there shall be raised as part of the County's general levy the amounts of principal and interest payable by the County in each year as set out in Schedule "C" to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality. Without limiting the generality of the foregoing, the Municipality shall pay the aforesaid yearly amounts as set out in Schedule "C" to the County one Business Day before the date payment is due. The amounts required to be paid to the County in accordance with Schedule "C" shall constitute a debt of the Municipality to the County and such amounts shall, when combined with any amount payable by the County in the year for repayment of the debt for which the Debentures are to be issued, be sufficient to meet the total amount of principal and interest payable in the year by the County in respect of the Debentures, all in accordance with the provisions of this By-law and the Act.  
  
(2) If the Municipality fails to make any payment or portion of it as provided in this By-law, the Municipality shall pay interest to the County on the amount in default at the rate of 15% per annum, from the date the payment is due until it is made.  
  
(3) There shall be raised, for the Capital Work, pursuant to this By-law, in each year of the currency of the Debentures, as part of the general upper-tier levy, the amounts required to be paid to the County in any previous year by the Municipality to the extent that the amounts have not been paid to the County in accordance with this By-law and the Act.
9. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
10. The County shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the County is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
11. The County shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The County shall deem and treat registered holders of the Debentures as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the County

on the Debentures to the extent of the amount or amounts so paid. When a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the County. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the County.

12. The Debentures will be transferable or exchangeable at the office of the Treasurer of the County upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the County and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Warden and the Treasurer shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.
13. The Warden and the Treasurer shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity and of like form which have become mutilated, defaced, lost, subject to a mysterious or unexplainable disappearance, stolen or destroyed, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case when a Debenture is mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed) furnished the County with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the County in its discretion; and (c) surrendered to the County any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.
14. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of this By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
15. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the County. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the County shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new

Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.

16. Reasonable fees in respect of the Debentures, in the normal course of business, other than reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of any of the principal and interest cheques (if any) that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed may be imposed by the County. When new Debentures are issued in substitution in these circumstances the County shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder.
18. The Warden and the Treasurer are hereby authorized to cause the Debentures to be issued, one or more of the Clerk and Treasurer are hereby authorized to generally do all things and to execute all other documents and other papers in the name of the County in order to carry out the issue of the Debentures and the Treasurer is authorized to affix the County's municipal seal to any of such documents and papers.
19. The money received by the County from the sale of the Debentures to OILC, including any premium, and any earnings derived from the investment of that money, after providing for the expenses related to their issue, if any, shall be delivered to the Municipality on the basis that the Municipality shall apportion and apply such money to the Capital Work, and to no other purpose except as permitted by the Act.
20. Subject to the County's investment policies and goals, the applicable legislation and the terms and conditions of the Debentures, the County may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the County may in its discretion determine.
21. This By-law takes effect on the day of passing.

By-law read a first and second time this 14th day of January, 2026.

By-law read a third time and finally passed this 14th day of January, 2026.

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MARCUS RYAN, WARDEN

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LINDSEY A. MANSBRIDGE, CLERK

**Schedule "A"**  
**to By-law Number 6792-2026**

(1)	(2)	(3)	(4)	(5)	(6)
By-law	Capital Work Description	Approved Amount to be Financed Through the Issue of Debentures	Amount of Debentures Previously Issued	Amount of Debentures to be Issued	Term of Years of Debentures
2025-045	Capital costs in connection with the downtown revitalisation- Dundas Street Phase 2 project	\$2,056,300.00	Nil	\$2,056,300.00	15
	<b>TOTAL</b>			<b>\$2,056,300.00</b>	

**Schedule "B"**  
**to By-law Number 6792-2026**

No. FR2026-08

\$2,056,300.00
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C A N A D A  
Province of Ontario  
COUNTY OF OXFORD

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FULLY REGISTERED 4.17% SERIAL DEBENTURE

COUNTY OF OXFORD (the "County"), for value received, hereby promises to pay to

ONTARIO INFRASTRUCTURE AND LANDS CORPORATION ("OILC")

or registered assigns, subject to the Conditions attached hereto which form part hereof (the "Conditions"), upon presentation and surrender of this debenture (or as otherwise agreed to by the County and OILC) by the maturity date of this debenture (February 2, 2041), the principal amount of

TWO MILLION, FIFTY-SIX THOUSAND, THREE HUNDRED DOLLARS  
----- (\$2,056,300.00) -----

by semi-annual instalments of combined equal principal and diminishing interest amounts on the 2nd day of February and on the 2nd day of August, commencing on August 2, 2026, in each of the years 2026 to 2041, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments, in the amounts set forth in the attached Loan Amortization Schedule (the "Amortization Schedule") and subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada. Subject to the Conditions: interest shall be paid until the maturity date of this debenture, in like money in semi-annual payments from the closing date (February 2, 2026), or from the last date on which interest has been paid on this debenture, whichever is later, at the rate of 4.17% per annum, in arrears, on the specified dates, as set forth in the Amortization Schedule; and interest shall be paid on default at the applicable rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the outstanding amount of principal in each year are shown in the Amortization Schedule.

The County, pursuant to section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011* (the "OILC Act, 2011") hereby irrevocably agrees that the Minister of Finance is entitled, without notice to the County, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the County, amounts not exceeding any amounts that the County fails to pay OILC on account of any unpaid indebtedness under this debenture, and to pay such amounts to OILC from the Consolidated Revenue Fund.

This debenture is subject to the Conditions.

DATED at the County of Oxford as at the 2nd day of February, 2026.

IN TESTIMONY WHEREOF and under the authority of By-law Number 6792-2026 of the County duly passed on the 14th day of January, 2026 (the "By-law"), this debenture is sealed with the municipal seal of the County and signed by the Warden and by the Treasurer thereof.

Date of Registration: February 2, 2026

\_\_\_\_\_

(Seal)

\_\_\_\_\_

Marcus Ryan  
Warden

Carolyn King  
Treasurer

OILC hereby agrees that the Minister of Finance is entitled to exercise certain rights of deduction pursuant to section 25 of the OILC Act, 2011 as described in this debenture.

Ontario Infrastructure and Lands Corporation

by: \_\_\_\_\_  
Authorized Signing Officer

by: \_\_\_\_\_  
Authorized Signing Officer

## LOAN AMORTIZATION SCHEDULE

Loan : 3138  
 Name : County of Oxford, The Corporation of the Town of Tillsonburg  
 Principal: \$2,056,300.00  
 Rate : 04.1700%  
 Term : 180  
 Compound.: Semi-annual  
 Prin/Int.: \$111,064.80  
 Total Int: \$664,807.12  
 Matures..: 02/02/2041

Pay #	Date	Amount Due \$	Principal Due \$	Interest Due \$	Rem. Principal \$
1	08/02/2026	111,064.80	68,543.33	42,521.47	1,987,756.67
2	02/02/2027	110,328.70	68,543.33	41,785.37	1,919,213.34
3	08/02/2027	108,230.03	68,543.33	39,686.70	1,850,670.01
4	02/02/2028	107,446.95	68,543.33	38,903.62	1,782,126.68
5	08/02/2028	105,598.87	68,543.33	37,055.54	1,713,583.35
6	02/02/2029	104,565.20	68,543.33	36,021.87	1,645,040.02
7	08/02/2029	102,560.50	68,543.33	34,017.17	1,576,496.69
8	02/02/2030	101,683.45	68,543.33	33,140.12	1,507,953.36
9	08/02/2030	99,725.74	68,543.33	31,182.41	1,439,410.03
10	02/02/2031	98,801.70	68,543.33	30,258.37	1,370,866.70
11	08/02/2031	96,890.98	68,543.33	28,347.65	1,302,323.37
12	02/02/2032	95,919.95	68,543.33	27,376.62	1,233,780.04
13	08/02/2032	94,197.17	68,543.33	25,653.84	1,165,236.71
14	02/02/2033	93,038.20	68,543.33	24,494.87	1,096,693.38
15	08/02/2033	91,221.45	68,543.33	22,678.12	1,028,150.05
16	02/02/2034	90,156.45	68,543.33	21,613.12	959,606.72
17	08/02/2034	88,386.68	68,543.33	19,843.35	891,063.39
18	02/02/2035	87,274.70	68,543.33	18,731.37	822,520.06
19	08/02/2035	85,551.92	68,543.33	17,008.59	753,976.73
20	02/02/2036	84,392.95	68,543.33	15,849.62	685,433.40
21	08/02/2036	82,795.46	68,543.33	14,252.13	616,890.07
22	02/02/2037	81,511.20	68,543.33	12,967.87	548,346.74
23	08/02/2037	79,882.39	68,543.33	11,339.06	479,803.41
24	02/02/2038	78,629.45	68,543.33	10,086.12	411,260.08
25	08/02/2038	77,047.63	68,543.33	8,504.30	342,716.75
26	02/02/2039	75,747.71	68,543.33	7,204.38	274,173.42
27	08/02/2039	74,212.86	68,543.33	5,669.53	205,630.09
28	02/02/2040	72,865.96	68,543.33	4,322.63	137,086.76
29	08/02/2040	71,393.76	68,543.33	2,850.43	68,543.43

30 02/02/2041	69,984.31	68,543.43	1,440.88	0.00
	2,721,107.12	2,056,300.00	664,807.12	

## LEGAL OPINION

We have examined the By-law of the County authorizing the issue of serial debentures in the principal amount of \$2,056,300.00 dated February 2, 2026 and maturing on February 2, 2041, payable in semi-annual instalments of combined equal principal and diminishing interest amounts on the 2nd day of February and on the 2nd day of August, commencing on August 2, 2026, in each of the years 2026 to 2041, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments, as set out in Schedule "C" to the By-law.

In our opinion, the By-law has been properly passed and is within the legal powers of the County. The debenture issued under the By-law in the within form (the "Debenture") is the direct, general, unsecured, unsubordinated, joint and several obligation of the County and of its lower-tier municipalities (the "Lower-tier Municipalities"). The Debenture is enforceable against the County and the Lower-tier Municipalities subject to the special jurisdiction and powers of the Ontario Land Tribunal over defaulting municipalities under the *Municipal Affairs Act*. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter.

February 2, 2026

WeirFoulds LLP

## **CONDITIONS OF THE DEBENTURE**

### **Form, Denomination, and Ranking of the Debenture**

1. The debentures issued pursuant to the By-law (collectively the “Debentures” and individually a “Debenture”) are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, general, unsecured, unsubordinated, joint and several obligations of the County and of its Lower-tier Municipalities. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the County except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of OILC and held by OILC.

### **Registration**

4. The County shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the County is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

### **Title**

5. The County shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The County shall deem and treat registered holders of Debentures, including this Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the County on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the County. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the County.

## Payments of Principal and Interest

6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any payment date including the maturity date. Principal of and interest on the Debentures are payable by the County to the persons registered as holders in the registry on the relevant record date. The County shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding payment date.
7. The County shall make all payments in respect of semi-annual instalments of combined equal principal and diminishing interest amounts on the Debentures on the 2nd day of February and the 2nd day of August, commencing on August 2, 2026, in each of the years 2026 to 2041, both inclusive, including the last 'non-equal' instalment of principal, as set out in Schedule "C" to the By-law, by pre-authorized debit in respect of such interest and principal to the credit of the registered holder on such terms as the County and the registered holder may agree.
8. The County shall pay to the registered holder interest on any overdue amount of principal or interest in respect of any Debenture, both before and after default and judgment, at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debenture for such amount plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amount becomes overdue for so long as such amount remains overdue and the County shall pay to the registered holder any and all costs incurred by the registered holder as a result of the overdue payment.
9. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.
10. Payments in respect of principal of and interest on the Debentures shall be made only on a day, other than Saturday or Sunday, on which banking institutions in Toronto, Ontario, Canada and the County are not authorized or obligated by law or executive order to be closed (a "**Business Day**"), and if any date for payment is not a Business Day, payment shall be made on the next following Business Day as noted on the Amortization Schedule.
11. The Debentures are transferable or exchangeable at the office of the Treasurer of the County upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the County and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.
12. The County shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance, theft or destruction, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed Debenture) furnished the County with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the County in its discretion; and

(c) surrendered to the County any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.

13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the County. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the County shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed principal and interest cheques (if any) may be imposed by the County. When new Debentures are issued in substitution in these circumstances the County shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
16. If OILC elects to terminate its obligations under the rate offer letter agreement entered into between the County and OILC or if the County fails to meet and pay any of its debts or liabilities when due, or uses all or any portion of the proceeds of any Debenture for any purpose other than for a Capital Work(s) as authorized in the By-law, pursuant to which the Debentures are issued, at OILC's discretion, the County shall pay to OILC the Make-Whole Amount on account of the losses that OILC will incur as a result of the early repayment or early termination.

### **Notices**

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the County or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Business Day (as defined in section 10 of these Conditions) then such notice may be given on the next following Business Day.

### **Time**

18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

## Governing Law

19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

## Definitions

- (a) **"Prime Rate"** means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the "Reference Banks") as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the "Prime Rate" shall be the arithmetic mean of the rates quoted by those Reference Banks.
- (b) **"Make-Whole Amount"** means the amount determined by OILC as of the date of prepayment of the Debenture, by which (i) the present value of the remaining future scheduled payments of principal and interest under the Debenture to be repaid from the prepayment date until maturity of the Debenture discounted at the Ontario Yield exceeds (ii) the principal amount under the Debenture being repaid provided that the Make-Whole Amount shall never be less than zero.
- (c) **"Ontario Yield"** means the yield to maturity on the date of prepayment of the Debenture, assuming semi-annual compounding, which a non-prepayable term loan made by the Province of Ontario would have if advanced on the date of prepayment of the Debenture, assuming the same principal amount as the Debenture and with a maturity date which is the same as the remaining term to maturity of the Debenture to be repaid minus 100 basis points.

## Schedule "C"

to By-law Number 6792-2026

### LOAN AMORTIZATION SCHEDULE

Loan : 3138  
 Name : County of Oxford, The Corporation of the Town of Tillsonburg  
 Principal: \$2,056,300.00  
 Rate : 04.1700%  
 Term : 180  
 Compound.: Semi-annual  
 Prin/Int.: \$111,064.80  
 Total Int: \$664,807.12  
 Matures...: 02/02/2041

Pay #	Date	Amount Due \$	Principal Due \$	Interest Due \$	Rem. Principal \$
1	08/02/2026	111,064.80	68,543.33	42,521.47	1,987,756.67
2	02/02/2027	110,328.70	68,543.33	41,785.37	1,919,213.34
3	08/02/2027	108,230.03	68,543.33	39,686.70	1,850,670.01
4	02/02/2028	107,446.95	68,543.33	38,903.62	1,782,126.68
5	08/02/2028	105,598.87	68,543.33	37,055.54	1,713,583.35
6	02/02/2029	104,565.20	68,543.33	36,021.87	1,645,040.02
7	08/02/2029	102,560.50	68,543.33	34,017.17	1,576,496.69
8	02/02/2030	101,683.45	68,543.33	33,140.12	1,507,953.36
9	08/02/2030	99,725.74	68,543.33	31,182.41	1,439,410.03
10	02/02/2031	98,801.70	68,543.33	30,258.37	1,370,866.70
11	08/02/2031	96,890.98	68,543.33	28,347.65	1,302,323.37
12	02/02/2032	95,919.95	68,543.33	27,376.62	1,233,780.04
13	08/02/2032	94,197.17	68,543.33	25,653.84	1,165,236.71
14	02/02/2033	93,038.20	68,543.33	24,494.87	1,096,693.38
15	08/02/2033	91,221.45	68,543.33	22,678.12	1,028,150.05
16	02/02/2034	90,156.45	68,543.33	21,613.12	959,606.72
17	08/02/2034	88,386.68	68,543.33	19,843.35	891,063.39
18	02/02/2035	87,274.70	68,543.33	18,731.37	822,520.06
19	08/02/2035	85,551.92	68,543.33	17,008.59	753,976.73
20	02/02/2036	84,392.95	68,543.33	15,849.62	685,433.40
21	08/02/2036	82,795.46	68,543.33	14,252.13	616,890.07
22	02/02/2037	81,511.20	68,543.33	12,967.87	548,346.74
23	08/02/2037	79,882.39	68,543.33	11,339.06	479,803.41
24	02/02/2038	78,629.45	68,543.33	10,086.12	411,260.08
25	08/02/2038	77,047.63	68,543.33	8,504.30	342,716.75
26	02/02/2039	75,747.71	68,543.33	7,204.38	274,173.42
27	08/02/2039	74,212.86	68,543.33	5,669.53	205,630.09

28 02/02/2040	72,865.96	68,543.33	4,322.63	137,086.76
29 08/02/2040	71,393.76	68,543.33	2,850.43	68,543.43
30 02/02/2041	69,984.31	68,543.43	1,440.88	0.00
	2,721,107.12	2,056,300.00	664,807.12	