

LEASE

THIS AGREEMENT executed in duplicate, made and concluded by and between Aloha Foundation, Inc., a corporation duly chartered, organized and existing under the laws of the State of Vermont with its principal place of business at Fairlee, in the County of Orange and State of Vermont, hereinafter called the LANDLORDS and the Town of Fairlee, in the County of Orange and State of Vermont, hereinafter called TENANTS,

WITNESSETH:

For and in consideration of the covenants and agreements hereinafter set forth to be kept and performed by the TENANTS, the LANDLORDS do hereby lease and let unto the TENANTS the following described property situated in Fairlee, in the County of Orange and State of Vermont:

Being a certain parking lot which is located on the southern side of Town Highway No. 8, commonly called Brushwood Road, which is described as starting at a 24 inch pine stump and iron pin which is located 285 feet more or less southwest of the abutment to the bridge that crosses "Big Brook," so-called; thence proceeding in a southerly direction a distance of 50 feet to an iron pin set in the ground; thence turning 90°, more or less, and proceeding in a northerly direction 50 feet to an iron pin set in the ground on the southerly side of Brushwood Road; thence turning and proceeding in an easterly direction along the southerly edge of Brushwood Road, a distance of 40 feet to the point of beginning.

TO HAVE AND TO HOLD the aforesaid premises unto the TENANTS for a period beginning November 1, and extending through April 30 of each year so long as the Heritage Conservation and

Recreation Service project is in existence.

This Lease is subject to the following terms and conditions:

(1) The LANDLORDS agree that there shall be no rent payable on the above described premises and the consideration for this Lease is One Dollar (\$1.00).

(2) The TENANTS agree to maintain these premises only as a parking lot to serve the Heritage Conservation and Recreation Service land in the western portion of the Town and in the vicinity of the Fairlee Town Forest, with parking to be permitted from one hour before sunrise until one hour after sunset.

(3) The TENANTS agree to place and maintain a sign on this property between the months of November and April each winter season which specifies that this is the parking lot to be used in conjunction with the Heritage Conservation and Recreation Service project and that parking on these premises for any other purpose is not permitted.

(4) The TENANTS shall be responsible for keeping all of the leased premises clean, neat and free from refuse and snow at all times.

(5) The TENANTS shall take all reasonable steps to assure that the consumption of alcoholic beverages shall not be permitted on the leased premises.

(6) In the event that the TENANTS obtain access to alternate winter parking, this Lease shall terminate.

(7) In the event that Town Highway No. 8 is upgraded to serve year-round vehicular traffic, this Lease shall be terminated.

(8) The LANDLORDS shall have no obligation to maintain the leased premises during the lease period and the TENANTS agree to indemnify and hold harmless the LANDLORDS for any and all damage, personal injury or other liability arising from the leased premises during the lease periods except any liability incurred by the LANDLORDS arising from their own intentional or negligent acts, or such acts of its employees or agents.

(9) If the TENANTS violate any of the terms or conditions of this Lease and does not remedy such violation within ten days from receiving written notice from the LANDLORDS, then the right of the TENANTS to use the premises shall be suspended and if the condition is not remedied within thirty days thereafter, the Lease shall, at the sole option of the LANDLORDS, be terminated.

Dated at _____ in the County of _____
and State of _____ this _____ day of _____
1980.

In Presence Of

George R. Landry
Carol Chivers

ALOHA FOUNDATION, INC.

By [Signature] Executive Director
Aloha Foundation, Inc.
LANDLORDS

In Presence Of

TOWN OF FAIRLEE

BOARD OF SELECTMEN
TENANTS