

Minutes of the Town of Farmington
Regular Town Council Meeting
February 11, 2020

Present:

C. J. Thomas, Chair
Joe Capodiferro
Brian F. X. Connolly
Christopher Fagan
Edward Giannaros
Peter Mastrobattista
Gary Palumbo

Kathy Blonski, Town Manager
Paula B. Ray, Clerk

A. Call to Order

The Chair called the meeting to order at 7:00 p.m.

B. Pledge of Allegiance

The Council and members of the public recited the Pledge of Allegiance.

C. Presentations and Recognitions

1. State Legislators

Mike Demicco, State Representative 21st District told the Council that the priorities for the session would be environmental issues, workforce development and aid for cities.

Gennaro Bizzarro, State Senator 6th District told the Council that his priorities were to play defense for his district to protect funding. He was promoting a bill for term limits for legislators calling for a limit of 10 years between the two chambers.

Derek Slap, State Senator 5th District felt the mid-year budget was holding for municipal aid. He was promoting a bill to prevent age discrimination in job hiring and working to prohibit mid-year cuts to ECS Grants.

The Council asked questions and discussed facilitating the purchase of the Parson's Property, ECS formula changes, maximizing the State's reimbursement for the Farmington High School project, the probability of grant funding being available for the Farmington High School project, tax relief for seniors and the reasoning behind a 20% reimbursement for new school construction versus a 30% reimbursement for renovation to new construction with the legislators.

D. Public Hearing

1. To consider the purchase of property owned by William L. Wollenberg, III and Paul A. Wollenberg located at 8489 Meadow Road (Approximately 11.38 Acres) for a price of \$108,000

The Chair opened the Public Hearing at 7:40 p.m., and the Clerk read the following legal notice:

LEGAL NOTICE
TOWN OF FARMINGTON
PUBLIC HEARING

A Public Hearing will be held on Tuesday, February 11, 2020 at 7:00 p.m. in the Farmington Town Hall Council Chambers to consider the purchase of property owned by William L. Wollenberg, III and Paul A. Wollenberg located at 8489 Meadow Road (Approximately 11.38 Acres) for a price of \$108,000.

Dated at Farmington Connecticut this 27th day of January 2020.

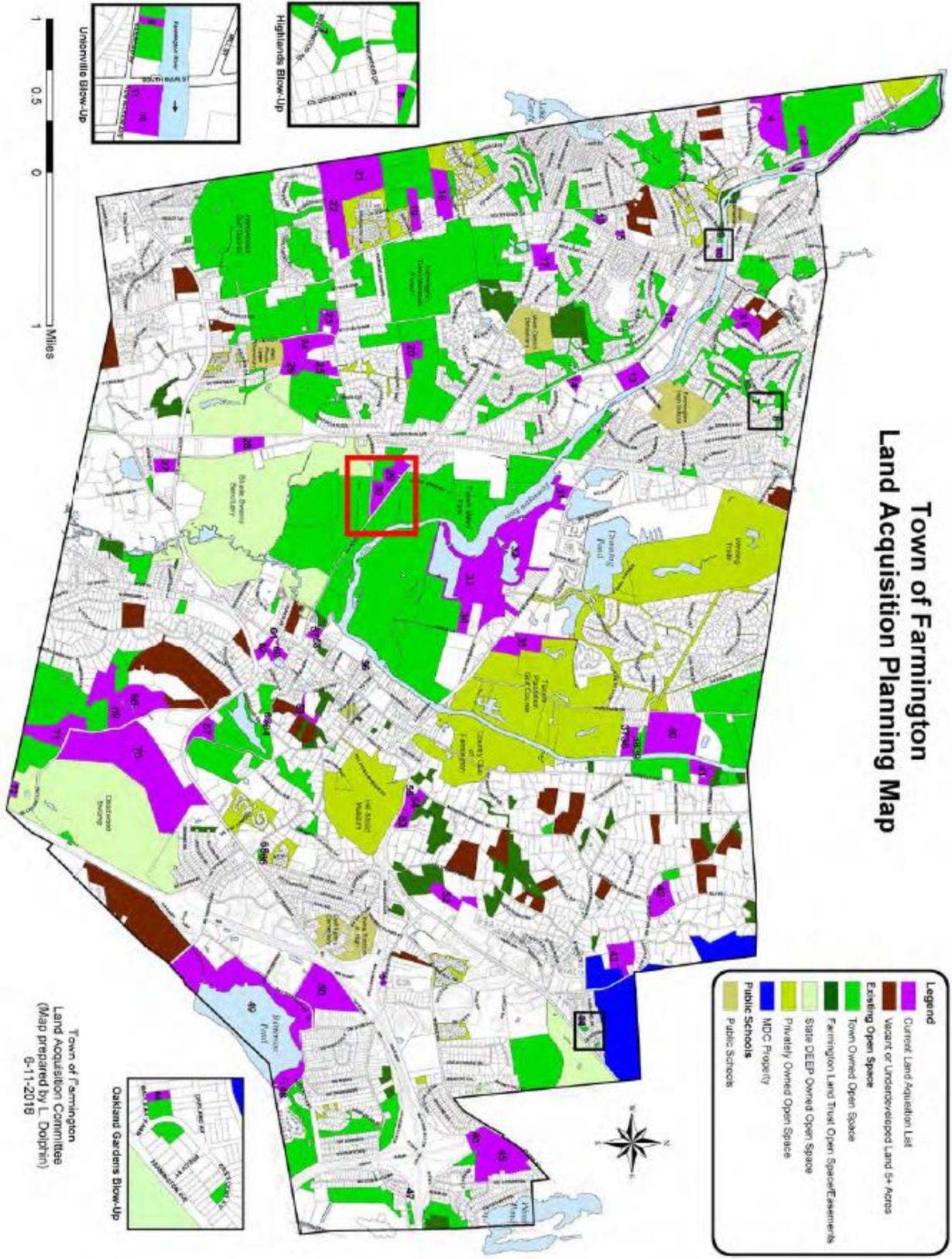
Kathleen A. Blonski
Town Manager

Mr. William Wadsworth, member of the Land Acquisition Committee presented the proposal to purchase 8489 Meadow Road using the following presentation:

Public Hearing
to Consider the Acquisition of
8489 Meadow Road
Farmington, CT

Property Owners:
William L. Wollenberg, III and Paul A. Wollenberg

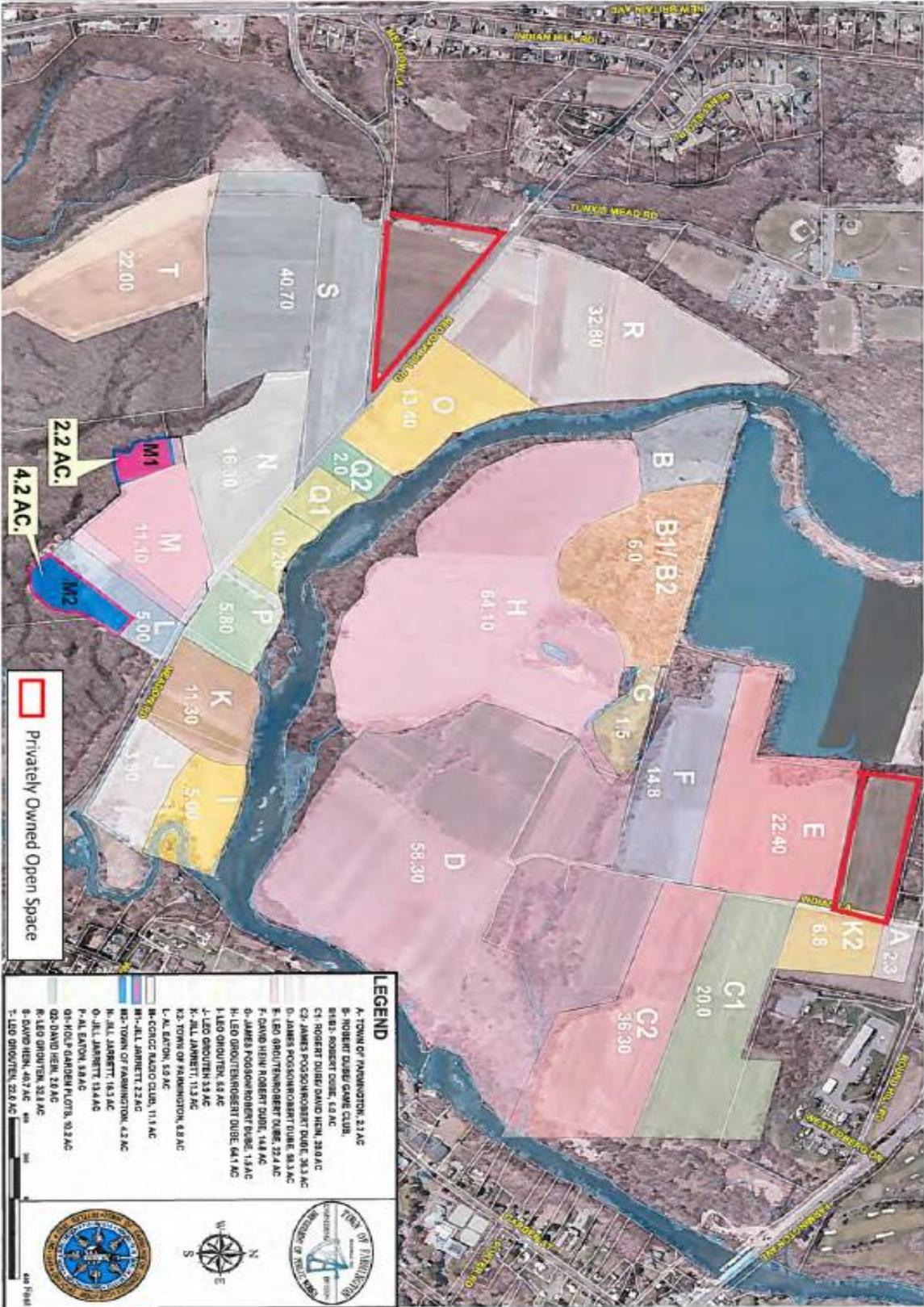
Town of Farmington Land Acquisition Planning Map



- Legend**
- Current Land Acquisition List
 - Vacant or Underdeveloped Land 5+ Acres
 - Existing Open Space
 - Town Owned Open Space
 - Farmington Land Trust Open Space/Assessments
 - State DEEP Owned Open Space
 - Privately Owned Open Space
 - MDC Property
 - Public Schools

Town of Farmington
Land Acquisition Committee
(Map prepared by L. Dorfman)
9-11-2018

Town-Owned Farmland in Farmington River Floodplain





Town of Farmington, Connecticut - Assessment Parcel Map
 UNIQUE ID: 12208489 Address: 8489 MEADOW RD



Town-Owned Open Space

Approximate Scale: 1 inch = 300 feet

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Farmington and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced Aug 2017

8489 Meadow Road - Features

- **Acquisition Type:** Open Space/Farmland
- **Property Size:** 11.38 Acres
- **Zone:** FP – Flood Protection Zone
- **Added to Land Acquisition List:** 7/11/2002
- **Resource Values:**
 - Linkage with Existing Open Space
 - Farmland Preservation
 - One of last two privately owned properties in Farmington River Floodplain

8489 Meadow Road - Value

- **Date of Appraisal:** 2/28/2018
- **Town's Appraisal Value:** \$108,000
- **Acquisition Cost:** \$108,000 with Life Use

8489 Meadow Road: Agreements & Supporting Letters

- Letter of Understanding
- Support for Acquisition
 - Letter of Support Received from Farmington Town Planner
 - Farmington Conservation Commission voted to Recommend the Acquisition at their 2-5-2020 Meeting.

Liz Dolphin, Consultant for the Land Acquisition Committee read the following letter of support for the purchase:

THE TOWN OF FARMINGTON



INCORPORATED 1645

Mark S. DeVoe, AICP, Town Planner
Town of Farmington
1 Monteith Drive
Farmington, CT 06032
devoem@farmington-ct.org

TOWN HALL
PLAN & ZONING OFFICE
1 MONTEITH DRIVE
FARMINGTON, CONNECTICUT 06032-1053

Office (860) 675-2325
FAX (860) 675-2319

February 4, 2020

Honorable C.J. Thomas, Town Council Chair
Farmington Town Hall
1 Monteith Drive
Farmington, CT 06032

Re: 8489 Meadow Road

Dear Chairman Thomas:

I am writing to voice support for the proposed purchase of the property at the above referenced address/lot designation. One of the most basic tenets of the open space preservation efforts in Farmington has been to preserve farmland. Thus far, the Town has done exceptionally well at that task.

Support for the preservation of farmland is prevalent throughout all the primary town planning documents. Specifically, this parcel has been on the Town's radar since 2006 where it was included as a prime open space target. The parcel was then mentioned again with specificity in the Plan of Conservation and Development (POCD), amended to November 5, 2016. In a more recent update (2018), the farmland preservation effort was again emphasized: "Incorporate farmland, both active and non-active, into the Town's open space plan and land acquisition program."

Forward thinking communities across Connecticut recognize the contribution that farmland has made to the aesthetic character of their respective towns and its enhancements to the quality of life they enjoy. I am pleased to remind you that Farmington has surpassed the goal the State of CT has set for itself in setting aside open space. In doing so, they have made great strides to preserve the very strong farming heritage, which is prevalent in Farmington.

In addition, by setting aside active agricultural land, the Town has strengthened its resiliency to changing weather patterns by preserving land that historically served as flood storage area. The effort has also created a local food resource not many towns and cities in this area of CT can match, while preserving aesthetic qualities that make Farmington uniquely Farmington. Finally, these benefits cannot be overshadowed by the positive economic development effects that preservation and aesthetics work so silently to support.

Internet Address www.farmington-ct.org

AN EQUAL OPPORTUNITY EMPLOYER



THE TOWN OF FARMINGTON

INCORPORATED 1645



TOWN HALL
PLAN & ZONING OFFICE
1 MONTEITH DRIVE
FARMINGTON, CONNECTICUT 06032-1053

Office (860) 675-2325
FAX (860) 675-2319

Chairman Thomas
February 4, 2020
Page 2

Suffice to say that my office fully supports this acquisition and strongly commends the work of the Land Acquisition Committee for their efforts.

Please feel free to call me with any questions at 860-675-2325.

Sincerely,

Mark DeVoe, AICP, Town Planner

c: Kathleen Blonski

Internet Address www.farmington-ct.org

AN EQUAL OPPORTUNITY EMPLOYER



Minutes of the Town of Farmington
Regular Town Council Meeting
February 11, 2020

The Chair opened the Public Hearing for public comment and hearing none closed the hearing at 7:49 p.m.

E. New Items

There were no new items added to the Agenda.

F. Public Comments

Tim Kelly of 62 Westview Terrace told the council it was time to make structural changes to the property tax. He figured that 75% of the property taxes paid in Farmington went to school age children or 15% of the population. He asked for a property tax freeze for residents over 65 years old. He didn't believe the High School project would pass without it.

G. Reading of Minutes

1. January 14, 2020 Regular Town Council Meeting

Motion was made and seconded (Mastrobattista/Capodiferro) to approve the minutes of the January 14, 2020 Regular Town Council Meeting.

Adopted unanimously

2. January 28, 2020 Regular Town Council Meeting

Motion was made and seconded (Mastrobattista/Capodiferro) to approve the minutes of the January 28, 2020 Regular Town Council Meeting.

Adopted unanimously

3. January 30, 2020 Regular Town Council Meeting

Motion was made and seconded (Mastrobattista/Capodiferro) to approve the minutes of the January 30, 2020 Regular Town Council Meeting.

Adopted unanimously

4. February 4, 2020 Special Town Council Meeting

Motion was made and seconded (Mastrobattista/Capodiferro) to approve the minutes of the February 4, 2020 Regular Town Council Meeting.

Adopted unanimously

H. Reading of Communications and Written Appeals

1. Correspondence – Evelyn Daly, Probate Judge
2. Correspondence – C.J. Thomas, Town Council Chair

The Manager told the Council that she was setting up a meeting with the Probate Judge to discuss space needs for the Farmington/Burlington/Plainville Probate Court.

I. Report of Committees

1. UCONN Health Committee
2. Land Acquisition Committee

There were no reports for Agenda Items I-1 or I-2.

3. Green Efforts Committee

Mr. Fagan reported the Committee was meeting the next day.

4. Farmington High School Building Committee

Mr. Fagan reported the Town Council had approved the new building option presented by the Farmington High School Building Committee.

J. Report of the Council Chair and Liaisons

1. Chair

The Chair reviewed the activities of the Council over the past month and the rationale for supporting the new building option presented by the Building Committee. The Council wanted to make sure the selected option met the statement of needs, which the maintain options did not and felt the remodel options had uncertain costs and much higher disruptions for students. He reported the net price range to the Town set at \$105,000,000 to \$110,000,000 would not negatively impact the Town.

2. Board of Education Liaison

Mr. Fagan reported the Board of Education had met with the State legislators to discuss their concerns and had passed 3.96% budget for fiscal year 2020-2021.

3. Economic Development Commission Liaison

Mr. Giannaros reported the Commission had held their winter Business Breakfast on January 29, 2020. Kyle Richards of Metro Realty reviewed the development of the Medical Bioscience Corridor in Farmington. The next meeting was scheduled for February 12, 2020.

4. Farmington Historic District Commission

Mr. Connolly reported the Commission had denied an application to put a sun window facing the street.

5. Housing Authority

There was no report for Agenda Item J-5.

6. Human Relations Commission

Mr. Capodiferro reported the Commission was waiting for the appointment of the new Chair and working on a needs assessment. The next meeting was scheduled for March 25, 2020.

7. Library Board

There was no report for Agenda Item J-7.

8. Town Plan and Zoning Liaison

Mr. Capodiferro reported the Commission had several sign applications, the had a Public Hearing on 79 Main Street Unionville, there was a public hearing scheduled later in the month on Lots 54, 56, 58 and 8247 Farmington Avenue and 43 Crescent Avenue.

9. Unionville Historic District Commission

Mr. Giannaros reported the application by ION Bank to the Town Plan and Zoning Commission revealed communication issues between several Town of Farmington boards and commissions. He wanted the Architectural Review Board to communicate with Unionville and Farmington Historic District Commissions about applications better.

10. Unionville Village Improvement Association Liaison

There was no report for Agenda Item J-10.

11. Water Pollution Control Authority

Mr. Capodiferro reported the meeting was the following evening.

12. Other Liaisons

There were no other liaison reports.

K. Report of Town Manager

2020 Town Council Budget Schedule

The Manager asked the Council to mark the budget meetings in their calendars and reminded the Council the first budget meeting was February 25, 2020 for the Capital Improvement Plan Budget.

Motion was made and seconded (Mastrobattista/Capodiferro) to accept the Town Manager's Report.

Adopted unanimously

L. Appointments.

1. Building Code Board of Appeals (Charette)
2. Building Code Board of Appeals (Langston)
3. Economic Development Commission

There were no appointments for Agenda Items L-1 through L-3.

4. Human Relations Commission, Chair

Motion was made and seconded (Giannaros/Connolly) that Jay Tulin be appointed as the Chair of the Human Relations Commission for the balance of a two-year term beginning immediately and ending September 30, 2020.

Adopted unanimously

5. Justice of the Peace (Noe)
6. Plainville Area Cable TV Advisory Council (Bernier)

There were no appointments made for Agenda Items L-5 or L-6.

7. Retirement Board

Motion was made and seconded (Mastrobattista/Capodiferro) that Josh Allen be appointed to the Retirement Board beginning immediately and ending January 2022.

Adopted unanimously

8. Retirement Board (Huelin)
9. Retirement Board (Miller)
10. Unionville Historic District Commission (Brockelman)

There were no appointments made for Agenda Items L-8 through L-10.

M. Old Business

There was no Old Business conducted.

N. New Business.

1. To recommend the purchase of 8489 Meadow Road to the TPZ for a Report Under Section 8-24 of the Connecticut State Statutes

Motion was made and seconded (Mastrobattista/Capodiferro) to recommend the purchase of 8489 Meadow Road to the TPZ for a report Under Section 8-24 of the Connecticut State Statutes.

Adopted unanimously

2. To adopt a resolution authorizing the Town Manager to sign a grant application for a Small Cities Community Development Grant

Motion was made and seconded (Mastrobattista/Capodiferro) to approve the motion recorded with these minutes as Agenda Item N-2.

Adopted unanimously

3. To establish a Town Council Sub-Committee on Legal Services to review legal service proposals for Town Attorney, Labor Attorney, Land Use Attorney and Bond Counsel and to make recommendations on the Appointment(s) to the Town Council

Motion was made and seconded (Mastrobattista/Capodiferro) to establish a Legal Services Town Council Sub-Committee to review legal service proposals for the appointment of Town Attorney, Labor Attorney, Land Use Attorney and Bond Counsel and to make recommendations on the Appointment(s) to the Town Council.

The Sub-Committee shall consist of:

_____Town Council Member

_____Town Council Member

Town Manager

Motion was made and seconded (Mastrobattista/Capodiferro) to amend the motion to include Peter Mastrobattista and Brian Connolly as the Town Council Members.

Adopted unanimously

Adopted as amended unanimously

4. To establish a Town Council Sub-Committee to review Article IV: Property Tax Relief for Elderly Homeowners (Local Option), Article V: Property Tax Relief for Volunteer Fire Fighters, Article VI: Qualifying Veterans and Surviving Spouses and Article VII: Elderly Tax Freeze Program of Chapter 176 Taxation, of the Code of the Town of Farmington and to determine whether there is a need for ordinance changes

Motion was made and seconded (Mastrobattista/Capodiferro) to establish a Town Council Sub-Committee to review Article IV: Property Tax Relief for Elderly Homeowners (Local Option), Article V: Property Tax Relief for Volunteer Fire Fighters, Article VI: Qualifying Veterans and Surviving Spouses and Article VII: Elderly Tax Freeze Program of Chapter 176 Taxation, of the Code of the Town of Farmington and to determine whether there is a need for ordinance changes.

The Sub-Committee shall consist of:

Joseph Capodiferro, Town Council Member

Brian Connolly, Town Council Member

Director of Finance and Administration

Adopted unanimously

5. To set a public hearing on March 10, 2020 at 7:00 p.m. in the Town Hall Council Chambers on the Town Manager’s FY 2020-2021 Recommended Budget

Motion was made and seconded (Mastrobattista/Capodiferro) to set a public hearing on March 10, 2020 at 7:00 p.m. in the Town Hall Council Chambers on the Town Manager’s FY 2020-2021 Recommended Budget.

Adopted unanimously

6. To authorize the Town Manager to sign the 184 and 199 Town Farm Lease Agreement(s) between the Phillips Family and the Town of Farmington with the proposed modifications

Motion was made and seconded (Mastrobattista/Capodiferro) to approve the motion recorded with these minutes as Agenda Item N-6.

Adopted unanimously

7. To approve property tax refunds

Motion was made and seconded (Mastrobattista/Capodiferro) To approve the following property tax refunds as listed:

NAME	REASON	AMOUNT
1)Advanced Physical Therapy LLC	Double payment	\$181.95
2)Thomas Clark	Double payment	\$369.35
3)Collinsville Bank	Double payment	\$1,539.89
4)Conn CVS Pharmacy LLC	Double payment	\$2,114.95
5)Columbia/Wegman	Court judgement	\$37,417.36
6)Daimler Trust	Assessor’s adjustment	\$93.56
7)Andrzej Dunlik	Assessor’s adjustment	\$401.64
8)East Coast Packaging	Double payment	\$92.58
9)Ford Credit	Assessor’s adjustment	\$307.27
10)Bislim Gjonbalaj	Assessor’s adjustment	\$156.21
11)William Gombatz	Assessor’s adjustment	\$553.50
12)Andrew Hahn	Overpayment	\$1,069.75
13)Brian Harvey	Assessor’s adjustment	\$13.82
14)Wendy Ku	Overpayment	\$10.00
15)Patricia Lathrop	Assessor’s adjustment	\$70.21
16)Leretta LLC	Double payment	\$2,475.77
17)Petro Matsyshyn	Assessor’s adjustment	\$55.60
18)Brandon Mauro	Assessor’s adjustment	\$78.29
19)Brandon Mauro	Assessor’s adjustment	\$43.78
20)Gopal Mirani	Assessor’s adjustment	\$58.45

21)Motorlease Corp.	Assessor's adjustment	\$28.56
22)Northwest Community	Double payment	\$3,789.24
23)Michael Parsons	Assessor's adjustment	\$9.26
24)B. & H. Rezaizadeh	Assessor's adjustment	\$268.60
25)K. Rosenbaum	Assessor's adjustment	\$102.51
26)Ryder Truck Rental	Assessor's adjustment	\$131.55
27)M. & B. Stoj	Assessor's adjustment	\$9.95
28)Ted LLC	Adjustment	\$301.31
29)Jacquelyn Trieber	Overpayment	\$148.72
30)Vault Trust	Assessor's adjustment	\$102.34
31)VW Credit Leasing LTD	Assessor's adjustment	\$1,123.12
32)Betty Wright	Double payment	\$1,946.99
33)J. & D. Woodhall	Assessor's adjustment	\$80.55
	TOTAL:	\$55,146.63

Adopted unanimously

O. Executive Session

Motion was made and seconded (Mastrobattista/Capodiferro) to move to Executive Session for the purpose of discussion of the selection of a site or the lease, sale or purchase of real estate with the Town Council, Town Manager and William Wadsworth, member of the Land Acquisition Committee at 8:15 p.m.

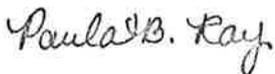
Adopted unanimously

P. Adjournment

Motion was made and seconded (Mastrobattista/Capodiferro) to adjourn the meeting at 8:45 p.m.

Adopted unanimously

Respectfully submitted,



Paula B. Ray, Clerk

MOTION:

Agenda Item N-2

To adopt the attached resolution which authorizes the Town Manager to sign a grant application for a Small Cities Community Development Grant and to execute an assistance agreement under the Small Cities Community Development Block Grant Program.

CERTIFIED RESOLUTION
OF THE TOWN OF FARMINGTON
SMALL CITIES PROGRAM

Certified a true copy of a resolution adopted by the Town of Farmington at a meeting of its Town Council on _____ and which has not been rescinded or modified in any way whatsoever.

_____ (Date) _____

(Clerk)

(SEAL)

WHEREAS, Federal monies are available under the Connecticut Small Cities Community Development Block Grant Program, administered by the State of Connecticut, Department of Housing pursuant to Public Law 93 -3 83, as amended; and,

WHEREAS, pursuant to Chapter 127c, and Part VI of Chapter 130 of the Connecticut General Statutes, the Commissioner of Housing is authorized to disburse such Federal monies to local municipalities; and,

WHEREAS, it is desirable and in the public interest that the Town of Farmington make application to the State for 900,000.00 in order to undertake a Small Cities Community Development Program and to execute an Assistance Agreement therefore, should one be offered.

NOW, THEREFORE, BE IT RESOLVED BY THE Town Council:

1. That it is cognizant of the conditions and prerequisites for State Assistance imposed by Part VI of Chapter 130 of The Connecticut General Statutes; and,

2. That the filing of an application by the Town of Farmington in an amount not to exceed \$900,000.00 is hereby approved, and that the Town Manager of Farmington is hereby authorized and directed to file such Application with the Commissioner of the Department of Housing, to provide such additional information, to execute such other documents as may be required by the Commissioner, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an Agreement is offered, to execute any amendments, rescissions, and revisions thereto, and to act as the authorized representative of the Town of Farmington.

MOTION:

Agenda Item N-6

To authorize the Town Manager to sign the attached 184 and 199 Town Farm Lease Agreement(s) between the Phillips Family and the Town of Farmington.

LEASE AGREEMENT

184 Town Farm Road, Farmington, Connecticut

Fields

THIS AGREEMENT, dated _____, ~~2016-2020~~ made by and between THE TOWN OF FARMINGTON, a municipal corporation having its territorial limits in the County of Hartford, Connecticut (the "Town"), and RODGER PHILLIPS and ISABELLE PHILLIPS, 199 Town Farm Road, Farmington, Connecticut 06032 ("Lessee"),

WITNESSETH:

IN CONSIDERATION of the promises exchanged herein, the parties agree:

1. Premises: The Town hereby leases to Lessee, and Lessee hereby leases from the Town, a certain parcel of land with all improvements thereon containing 18.399 acres, more or less, in the Town of Farmington, County of Hartford and State of Connecticut, more particularly shown as the "Leased Premises" on the map attached hereto as Schedule A ("Premises"), excluding therefrom an area consisting of approximately 200' x 270' with the single family dwelling located thereon, for the purpose of operating an organic farm for the production of heirloom and specialty vegetables, herbs, small fruits, cut flowers and heritage breed livestock.

2. Initial Term: The initial term of this Lease (the "Initial Term") shall commence on ~~October _____, 2016~~ March 1, 2020 (the "Commencement Date") and terminate on ~~September 30, 2019~~ February 28, 2023, unless extended or terminated as provided for below.

3. Options to Extend: At the end of the Initial Term, unless this Lease has been otherwise terminated, the Town shall have two (2) options to renew this Lease, each for a term of one (1) year (the "Extension Terms"). The options shall expire and this Lease will terminate at the end of the applicable term unless the Town gives written notice to Lessee of its intention to renew this Lease at least three (3) months prior to the termination date of the then effective term, and Lessee elects to continue to lease the Premises from the Town by written notice to the Town at least one (1) month prior to the termination date of the then effective term. All terms and conditions of this Lease shall remain the same during any Extension Term. The term "Lease Term" shall mean the Initial Term together with the Extension Terms, if any.

4. Rental: During the Lease Term, Lessee covenants and agrees to pay rent to the Town by way of the annual harvest from the Premises equivalent to Ten Community Supported Agriculture (CSA) Shares, a monetary value of approximately \$5,000 payable on, or before, October 1st of each year this Agreement is in effect. Lessee agrees to deliver Lessor's share to the Farmington Food Pantry and *Gifts of Love* in Avon. A portion of the Lessor's shares may also be distributed through subsidies to low-income residents.

Additionally, during the Lease Term, Lessee agrees to pay the Town an annual rental fee of \$35.00 per acre for "Leased Premises" of 18.399 acres. The fee is payable to the Town of Farmington on, or before, October 1st of each year this Agreement is in effect.

5. Use of Premises and Personal Property: Lessee accepts the Premises and any personal property owned by the Town which is located on the Premises, as identified in Schedule B attached hereto and made a part hereof, in its "AS IS" condition

and expressly assumes all risk associated with Lessee's use of the Premises and any such personal property.

6. Lessee's Payments:

- (a) Taxes or Assessments: Lessee shall promptly pay all municipal and/or state taxes or assessments that may be levied or assessed upon any personal property existing on the Premises or placed on the Premises by Lessee or its agents.
- (b) Utilities: Lessee shall pay when due all costs to the providers of services for utilities, including but not limited to, electricity, water, sewer, gas, and fuel oil for the Premises and the operation of any farm equipment thereon.

Purpose:

- (a) Use and Purpose. The Leased Premises shall be used and occupied by the Lessee solely for purposes of agriculture and farming, as jointly defined in General Statutes § 1-1(q) and subject to the limitations herein, which may include growing crops, maintaining cattle and horses, and such other farming activities as shall be approved in advance by the Town and in the Town's sole discretion (collectively, "Farming Operations"). Horses may be used for agriculture and farming, as well as for non-commercial recreation by the Lessee and its invitees, but may not be used for any other commercial purposes, such as commercial horseback riding. The use and occupation of the Leased Premises, including

but not limited to the Farming Operations, shall be in accordance with the proposed use and occupation set forth in Lessee's "Proposal for a Working Farm Project at Town Farm" and "Sub Edge Farm Business Plan," dated February 6, 2013, hereto attached as Schedule D and made a part of this Agreement.

- (b) Agricultural Practices. Lessee shall be obligated at its sole cost to maintain the Leased Premises in appropriate condition and to comply with generally accepted agricultural practices in its use and occupation of the Leased Premises, including its Farming Operations and forestry. Generally accepted agricultural practices shall include, but shall not be limited to Good Agricultural Practices ("GAP") and Good Handling Practices ("GHP"), as defined by the United States Department of Agriculture ("USDA"), the Connecticut Department of Agriculture ("CT DOA") and the University of Connecticut College of Agriculture and Natural Resources. To the extent any of the above standards permit and Lessee chooses to engage in hunting wildlife as a means of pest control and/or wildlife management, Lessee shall not charge any third party for the right to hunt on the Leased Premises. Lessee or any third party must obtain a permit, and comply with all hunting requirements of the Town of Farmington.
- (c) Conservation Plan. Lessee shall promptly seek to obtain and shall operate the Leased Premises pursuant to a Farm Conservation

Plan approved by the USDA National Resources Conservation Service (the "NRCS Conservation Plan").

- (d) CT DOA Audit Programs. Lessee shall voluntarily and at its sole cost participate in the CT DOA GAP and GHP Audit Programs applicable to its Farming Operations.
- (e) Organic Certification. Upon commencing Farming^d Operations, Lessee shall promptly seek to obtain Organic Certification from the USDA. To become a certified organic farm the farmer shall pay a fee, have an organic farm plan, keep records, follow National Organic Standards and be inspected by a certifier. Receiving Organic Certification may take between one (1) month and three (3) years, depending on the current state of the fields. The Lessee will require the Certifier to submit a timeline for certification to the Town. Once obtained, Lessee shall maintain Organic Certification for all applicable Farming Operations for the duration of the Lease Term by renewing the Certification each year. The Lessee shall submit the Certification to the Town each year.
- (f) No Warranty or Representation. The Town makes no warranty or representation that the Leased Premises are suitable for Farming Operations.

7. Structures, Improvements/No Liens: Unless otherwise agreed to in advance in writing by the Town, Lessee shall not construct or permit any structure, improvement, installation, alteration or addition in or to the Premises. No such construction work, other than ordinary maintenance of the existing improvements, by

Lessee shall be conducted at the Premises until Lessee has received written approval from the Town. As a condition to such approval, Lessee shall submit detailed plans of the proposed construction work and a description of work procedures. Any such alterations shall be performed by licensed contractors, subject to the prior written approval of the Town. Lessee shall obtain and furnish to the Town properly executed mechanic's lien waivers prior to any work being undertaken by any such contractor. The Town's approval of any such construction work or work procedures merely indicates its consent to the proposed activities and does not constitute a representation or warranty concerning the suitability, prudence, effectiveness or propriety of the proposed activities.

All alterations, additions and improvements, whether temporary or permanent in character, which may be made upon the Premises either by the Town or Lessee, except furniture or movable trade fixtures installed at the expense of Lessee, shall be the property of the Town and shall remain upon and be surrendered with the Premises as a part thereof at the termination of this Lease, without compensation to Lessee.

8. Maintenance: Notwithstanding anything set forth in Section 9 below, if Lessee keeps the Premises in good repair, Lessee may request that any repairs or capital expenditures, concerning structures other than the residence, in excess of \$5,000 be the responsibility of the Town. Maintenance and repair of the residence shall be the responsibility of the Town as set forth in Schedule C. Lessee shall take good care of the Premises and at their sole cost and expense, make all repairs and replacements necessary to preserve the Premises in good working order and in a clean, safe and sanitary condition. Lessee shall maintain, at their sole cost and expense, all

building systems, equipment, fixtures and devices within the Premises, excluding the replacement of any roof or septic system. Lessee shall keep the Premises free from any liens or encumbrances arising out of any work performed, material furnished or obligations incurred by or for Lessee or any person or entity claiming through or under Lessee.

In addition to the general duties hereunder, Lessee shall be responsible for the following specific housekeeping and maintenance obligations:

(a) Buildings:

- (i) Painting: Lessee, at Lessee's sole cost and expense, shall ensure that the interior and exterior of structures on the Premises are painted as necessary, excluding full repainting, which shall be the responsibility of the Town. Lessee may perform "spot treatment" if appropriate; however, if the Town, in its sole discretion, determines that the spot treatment results in an unacceptable appearance of the structure, then Lessee, after written notice from the Town, at Lessee's sole cost and expense, shall paint as much of the structure as necessary to ensure that it is acceptable in appearance to the Town, in its sole discretion.
- (ii) Repairs: Lessee, at Lessee's sole cost and expense, shall maintain all structures and property of the Town on the Premises in good condition and repair. Lessee may implement temporary repairs if appropriate; however, if the Town, in its sole discretion, determines

that such temporary repairs are insufficient, or have resulted in an unacceptable appearance of the structure or property repaired, then Lessee, after written notice from the Town, at Lessee's sole cost and expense, shall implement permanent repairs. Lessee shall not make any substantial repairs to the Premises without the prior written consent of the Town. All such repairs shall be made only by such persons as are approved by the Town, which approval shall not be unreasonably withheld or delayed excluding, however, emergency repairs which shall be performed only by properly trained and licensed personnel. If the Town determines that the final work was not completed as proposed by Lessee and initially approved by the Town, then Lessee, after written notice from the Town, shall perform such additional work as the Town reasonably requires to ensure that the final work is consistent with the proposed work approved by the Town.

(iii) Pest control and damage repair: Lessee, at Lessee's sole cost and expense, shall implement pest control practices in accordance with standard agricultural practices. Lessee shall, at Lessee's sole cost and expense, undertake repairs or replacements of structures or structural components damaged by pests, as necessary in accordance with the Town's direction.

(b) Fences and Gates: Lessee, at Lessee's sole cost and expense maintain fences and gates at the Premises in good condition and repair. Lessee

may implement temporary repairs if appropriate; however, if the Town, in its sole discretion, determines that such temporary repairs are insufficient, or have resulted in an unacceptable appearance of the fence or gate repaired, then Lessee, after written notice from the Town, at Lessee's sole cost and expense, shall replace the affected fence or gate.

(c) Grounds:

(i) Mowing: The fields, excluding any fields where crops are planted, shall be mowed as necessary to avoid weed infiltration and to maintain a neat and orderly appearance.

(ii) Weed Control: Lessee, at Lessee's sole cost and expense, shall implement weed control measures in accordance with standard agricultural practices.

(iii) Trash Removal: Lessee shall, at Lessee's sole cost and expense, promptly remove and dispose of all trash, litter and debris generated by Lessee at the Premises in accordance with all applicable laws.

(iv) Storage: Lessee shall store all of their own materials and equipment in a generally neat and orderly manner. No materials or equipment unrelated to the Lessee's farm operation, or belonging to third parties shall be allowed on the Premises.

(d) Fixed Equipment: Lessee, at Lessee's sole cost and expense, shall maintain all fixed equipment at the Premises in good condition and

working order. Lessee shall repair such equipment if possible; however, if the equipment cannot be repaired, Lessee, after written notice from the Town, shall replace such equipment, at Lessee's sole cost and expense, which new equipment shall be the sole property of Lessee.

- (e) Manure Management: Lessee shall manage all manure generated at the Premises. Lessee shall confine manure piles to designated areas on the Premises so that such piles do not interfere with use of the Premises by the Town, any governmental body and their invitees for educational purposes. Lessee shall manage all manure piles so as to avoid the effects of frost.
- (f) Livestock Health: Lessee shall maintain livestock at the Premises in a good and healthy condition in a manner that conforms with standard animal husbandry practices, including but not limited to, taking all recommended precautions against Johne's Disease, appropriate testing and evaluation of sick animals, treating all sick animals in accordance with the course of treatment recommended by a Connecticut licensed veterinarian, and continuous monitoring of sick animals and any effect on the herd, at Lessee's sole cost and expense.
- (g) Water Quality: Lessee, at Lessee's sole cost and expense, shall take all appropriate measures to protect the quality of the water used for drinking purposes from contamination or impairment of the applicable governmental standards. Such measures shall include, but not be limited to, the regular testing of water supplies, the furnishing of all test results to

the Town within one (1) day of receipt of such results and treatment as necessary of any conditions which impair the potability of any water supply.

(h) Soil Quality: Lessee shall take all reasonable measures to maintain the soil quality in a manner suitable for future agricultural purposes. Lessee shall test the soil at regular intervals and fertilize and lime or otherwise restore the nutrients in the soil as necessary to preserve and enhance its suitability for such purposes. Lessee shall notify the Town of the results of any such tests and the proposed course of action.

(i) Waste Oil: Lessee shall exercise caution in the storage of waste oil generated from any farm equipment or motor vehicles on the Premises. All such waste oil shall only be stored in clean, leak-proof drums, in compliance with all environmental laws or rules governing waste oil storage. Lessee shall keep accurate records of the types of waste oil stored in any drum and shall not mix waste oil with any hazardous substance.

9. No Signage: Lessee shall not have any right to place any sign, monument, advertising, antenna, or communications facility, at any location at or on the Premises, excluding temporary signs for the sale of farm products, without the permission of the Town, which permission shall not be unreasonably denied. All signs must adhere to the Town Planning & Zoning Regulations.

10. No Storage: Except to the extent specifically authorized in writing by the Town, Lessee shall not permit, nor shall it allow, temporary or permanent storage of

equipment, including but not limited to automotive parts and tires, materials or structures of any sort on the Premises, excluding items necessary for the operation of the farm on the Premises.

11. Town Entry Rights: The Town, acting only by officials authorized by the Town Manager or Police Chief, reserves the right, at reasonable times, to enter upon the Premises for its business purposes, including inspection of Lessee's use of the Premises and determination of Lessee's compliance with the terms of this Lease. At the Town's written request, Lessee shall request an inspection of the Premises by the Connecticut Commissioner of Agriculture or his designee in accordance with Section 19a-341 of the Connecticut General Statutes. If such inspection discloses any discrepancies with generally accepted agricultural practices, then Lessee agrees to promptly conform to such practices and to notify the Town of the corrective measures.

The Town reserves the right, at reasonable times to be determined in conjunction with Lessee's farming activities, to enter upon the Premises with groups to educate individuals about the operation of a farm. The Town shall have the right to temporarily assign its rights to other governmental bodies and charitable organizations for the purpose of enhancing educational opportunities.

The Town further reserves the right to utilize the Premises as, in its sole discretion, it deems necessary and appropriate as long as such utilization does not unreasonably interfere with farm operations. For example, the Town shall have the right to construct, or allow the construction upon the Premises, of one or more cell towers; walking and hiking trails and; parking lots.

12. Public Access Rights

(a) Public Access to Leased Premises Used for Farming Operations.

Members of the public shall be permitted by Lessee to have reasonable access to the Leased Premises for the purpose of observing and learning about farming and the natural sciences. Any access to portions of the Leased Premises that are being utilized in Lessee's Farming Operations shall be controlled so as not to interfere unreasonably with the Farming Operations. The Town and the Lessee shall periodically consult with each other and agree upon reasonable guidelines with respect to such access.

(b) Public Access to Areas Not Used for Farming Operations. The public shall have full and complete access to those portions of the Leased Premises that are not used by the Lessee for Farming Operations except to the extent that access might interfere with livestock in adjacent areas.

(c) No Commercial Purpose. Lessee shall not charge the public to access the Leased Premises for any purpose.

(d) Lessee's Obligation to Guard and Warn Against Known Dangers. Lessee shall, at its sole cost, guard and warn the public against any dangerous condition, use, structure, or activity occurring on the Leased Premises.

13. Compliance with Laws: Lessee shall, at its sole risk and cost, obtain and maintain, at all times, during the Lease Term, all governmental permits, licenses, registrations, and approvals as may be necessary for its use, and shall comply with all federal, state, and local laws, ordinances, rules, regulations, and orders applicable to Lessee's use. Lessee shall, upon the Town's request, submit to the Town copies of all

such permits, licenses, registrations and approvals. The Town will not impede or interfere with Lessee's compliance with the foregoing governmental permits, licenses, registrations, approvals, and all federal, state and local laws, ordinances, rules, regulations and orders, provided Lessee's activities in connection therewith are in compliance with the terms and conditions of this Lease.

14. Environmental Protection:

- (a) Without limiting the other provisions of this Lease, during the Lease Term, no petroleum or petroleum by-products, and no hazardous substance, hazardous waste, chemical liquids or other solid, liquid or gaseous substance determined by any governmental authority to be hazardous to the environment (collectively, "Hazardous Substances") shall be brought onto the Premises by Lessee without the Town's written approval which shall not be unreasonably withheld as may pertain to Hazardous Substances customarily used in the operation of an organic farm. The Town may, at its option, conduct, or cause to be conducted, such environmental inspections, site assessments and tests at such times and to such extent as it deems reasonably necessary to monitor the environmental conditions of the Premises, provided that such inspections, site assessments and tests shall not unreasonably interfere with Lessee's use and enjoyment of the Premises. Lessee shall bear the full cost and expense of any such reasonable inspections, site assessments and tests, including any related

laboratory fees in the event (i) said inspections, assessments or tests are necessitated by Lessee's failure to comply with the requirements of this Paragraph; or (ii) said inspections, assessments or tests are ordered by any state or federal regulatory agency due to activities on the Premises by Lessee. The Town shall provide Lessee with copies of any and all reports resulting from said inspections, site assessments and tests, the cost of which is so paid by Lessee. The Town will deliver the same to Lessee within a reasonable time after receipt thereof by the Town.

- (b) Lessee shall, prior to any use of chemicals on the Premises, obtain the Town's prior written consent of all chemicals proposed for use on the Premises, including but not limited to, fertilizers, herbicides, fungicides and pesticides.

15. Waste: Lessee warrants that it shall commit no waste nor suffer the same to be committed on the Premises, nor injure nor misuse the same, nor discharge sewage, effluent or Hazardous Substances of any kind.

16. Lessee's Default. If Lessee fails to make any payment, including the annual harvest from the Premises equivalent to Ten Community Supported Agriculture (CSA) shares, a monetary value of approximately \$5,000, due hereunder within fifteen (15) days of when it is due, or fails to cure each default in its compliance with any of the other terms and conditions of this Lease within thirty (30) days after the date of the Town's notice specifying each such default, then this Lease shall terminate, and the Town may at any time thereafter reenter the Premises, or without such reentry, recover

possession thereof in the manner prescribed by the statutes relating to Summary Process. No demand for the rent, and no reentry for conditions broken, as at common law, shall be necessary to enable the Town to recover such possession, pursuant to said statutes relating to Summary Process. Lessee hereby expressly waives all right to any such demand or notice of reentry. Lessee further waives all right to any notice to quit possession as may be prescribed by the statutes relating to Summary Process. It is expressly agreed that the default provisions of the Lease Agreement and the Lease Agreement for 184 Town Farm Road, of even date herewith, are reciprocal in nature such that a default under the terms of one Lease Agreement shall be deemed a default under the other Lease Agreement and all remedies available in each Lease Agreement shall be applicable to the other.

17. Costs: Lessee shall, within thirty (30) days after receipt of a written demand, reimburse the Town for all of the Town's costs and expenses, including reasonable attorneys' fees, incurred in connection with the reasonable enforcement of Lessee's failure to meet its obligations under this Lease or in evicting Lessee upon the termination of this Lease. In the event of any other dispute between the parties hereto, including any default by the Town, all costs and expenses incurred by the other party hereto to enforce its rights against the defaulting party, including, without limitation, reasonable attorneys' fees, shall be paid by the defaulting party if it is determined by a court of competent jurisdiction that said defaulting party was in default. Conversely, if said court determines that the alleged defaulting party was not in default in any respect, the moving party will reimburse it for its cost, old expenses incurred to defend said matter, including, without limitation, reasonable attorneys' fees.

18. Termination of Lease: At the expiration, or sooner termination, of Lessee's tenancy, Lessee shall deliver up the Premises in as good condition as exists at the Commencement Date except conditions caused by the Town, its successors and/or assigns or due to acts of God or governmental orders as the same affect the Premises, and Lessee shall, unless otherwise agreed to in writing by the Town, remove all personal property. If Lessee fails to complete the removal or the restoration within thirty (30) days following termination, the Town may conduct such removal and restoration and Lessee shall reimburse the Town for all reasonable costs for such action within thirty (30) days from the date of an invoice delivered by the Town.

No termination or repossession by the Town shall relieve Lessee of its liability and obligations under this Lease arising on or before the effective date of termination.

19. Waiver and Release: Lessee for itself, its representatives, successors and assigns hereby (i) WAIVES any and all claims for damages it may now or in the future have against the Town, its employees or agents for injuries to natural persons, damages to physical property, including, without limitation, indirect, incidental and consequential damages, arising out of or traceable to this Lease, the condition of the Premises or to any use to which the Town may put the Premises, and (ii) EXPRESSLY RELEASES such parties from any and all such claims, except for damages attributable to or arising out of the gross negligence or willful misconduct of the Town, its employees or agents.

20. Indemnity: Lessee agrees to indemnify and hold harmless the Town, its employees and agents from and against any and all claims, suits, demands, penalties, fines, liabilities, settlements, damages, judgments, costs, interest and expenses, actions

or proceedings whatsoever, including without limitation, litigation expenses and attorneys' fees, consultants' and laboratory fees, for any injuries to any person, including injuries resulting in death, damages to property, including damages to the environment, arising out of or that may be attributable to this Lease, Lessee's use of the Premises, the condition of the Premises, or otherwise incurred in connection with or arising out of the presence, disposal, release or threatened release of any Hazardous Substances on the Premises which is not caused by the Town and/or its employees, agents or assigns, any required remedial action on the Premises and/or a lien on the Premises in favor of any governmental authority for clean-up or other remedial action.

21. Insurance. Lessee shall maintain, at its sole cost and expense, at all times during the Lease Term, the insurance coverages specified below. Insurance shall be written for not less than any limits of liability required by law or those set forth below, whichever is greater, and the Town shall be named as an additional insured.

- a. Commercial General Liability:

Each Occurrence:	\$1,000,000
Personal/Advertising Injury Per Occurrence:	\$1,000,000
General Aggregate:	\$2,000,000
Product/Completed Operations Aggregate *	\$2,000,000
Damage to Rented Premises	\$ 100,000
- b. Umbrella Liability Coverage:
 - 1. If no livestock ** \$1,000,000
 - 2. With livestock ** \$3,000,000
- c. Automobile Liability:

Each Accident:	\$1,000,000
Hired/Non-owned Auto Liability	\$1,000,000
- d. Worker's Compensation, as required by Connecticut State statutes.
- e. The "Town of Farmington" is to appear as an additional insured on the contractor's general liability and automobile liability Certificates of Insurance.
- f. All insurance is to be provided by a company authorized to issue such insurance in the State of Connecticut with a Best rating of no less than A- : VII.

- g. The contractor shall furnish the Town with certificates of insurance effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Town before work commences. Renewal of expiring certificates shall be filed thirty (30) days prior to expiration. The Town reserves the right to require complete, certified copies of all required policies, at any time.
- h. It is desired by the Town that no insurance be canceled or modified without thirty (30) days written notice by registered U.S. Mail to: Town Manager, Town of Farmington, 1 Monteith Drive, Farmington, Connecticut 06032. Endorsements to the contractor's policies may be used to comply with this requirement.
- i. The limits of insurance may either be met as stated above, or in combination with an umbrella or excess liability policy.
- * Including product liability coverage for any product sold on or from the farm, whether produced on the farm or elsewhere.
- ** Coverage for raised livestock permitted to roam, including horses, cattle, pigs, goats, etc.; poultry is not considered livestock.

A Certificate of Insurance shall be delivered to the Town prior to commencement of this Lease and promptly upon insurance renewal.

22. Eminent Domain: If any part of the Premises shall be taken by eminent domain, this Lease shall terminate as of the effective date of taking and the rental shall be apportioned and adjusted as of the time of taking. Any award made for such taking of the real property shall be distributed to the Town only.

23. No Assignment: Lessee may not assign, transfer, sublet, or encumber this Lease or its interests in the Leased Premises or grant any license, concession or other rights for third parties to use the Leased Premises, without the Town's written consent, which consent may be withheld in the Town's sole discretion. In addition to the Town's written consent as a prerequisite, the Town may require copies of any and all agreements between the Lessee and any approved third party as a condition of approval. Nothing herein shall prevent Lessee from hiring third-party contractors to

assist Lessee with its Farming Operations, provided that such contractors shall be bound by the requirements of this Lease Agreement, including but not limited to the requirement of compliance with all Applicable Laws.

24. Lessee Warranties: In addition to the other requirements herein, Lessee warrants that (i) its use of the Leased Premises shall be conducted in a manner that will not endanger the health or cause a risk of injury to members of the public using the Leased Premises pursuant to Sections 12 or 13 above, create a nuisance, or otherwise be incompatible with the uses now or in the future permitted by the Town, and (ii) it shall take all reasonable precautions to ensure that its activities on the Leased Premises will be conducted in a manner that will protect the scenic, recreational, and environmental values of the Leased Premises and of the Town's land and adjacent property.

25. Notice: All notices, demands, and requests permitted or required under this Lease shall be in writing. All such notices, demands, and requests shall be deemed to have been properly given when served personally, or three (3) days following the date of mailing of such notice by United States registered or certified mail, postage prepaid, Return Receipt Requested, addressed as follows:

Town:

The Town of Farmington
1 Monteith Drive
Farmington, CT 06032
Attn: Kathleen A. Blonski, Town Manager

Lessee:

Rodger & Isabelle Phillips
199 Town Farm Road
Farmington, CT 06032

or at such other addresses that may, from time to time be designated by written notice by either party.

26. Business Records:

- (a) Business Plan: Lessee shall operate the farm in a manner consistent with the Business Plan previously submitted to the Town and attached hereto as Schedule D.
- (b) Annual Report: No later than March 1st of each year Lessee shall furnish the Town with an Annual Report for the prior calendar year setting forth all activities conducted during said year and description of the finances of the farm operation.

27. Recording: Lessee covenants and agrees that it will not record this Lease.

28. Waiver: Any failure of a party to exercise any rights herein with regard to any particular action of the other shall not be deemed a waiver with regard to any subsequent action of the other.

29. Applicable Law: This shall be governed and interpreted by the laws of the State of Connecticut.

30. Entire Agreement: This Lease sets forth the entire agreement between the parties with respect to the Premises, and no oral statements or representations or prior written matter not contained herein shall have any force and effect. This Lease may only be changed, modified or discharged by an agreement in writing executed by the parties hereto,

31. Partial Invalidity: If any term, covenant, condition or provision of this

Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant, condition and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

32. Successors and Assigns: Subject to the provisions of Paragraph 24 hereof, the terms and conditions of this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns and successors in ownership.

STATE OF CONNECTICUT)

)

ss. Farmington

_____, 2020

COUNTY OF HARTFORD)

Personally appeared before me, Rodger Phillips and Isabelle Phillips., signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed.

Notary Public

My Commission Expires:

LEASE AGREEMENT**199 Town Farm Road, Farmington, Connecticut****Residence and Barns**

THIS AGREEMENT, dated _____, ~~2016-2020~~ made by and between THE TOWN OF FARMINGTON, a municipal corporation having its territorial limits in the County of Hartford, Connecticut (the "Town"), and RODGER PHILLIPS and ISABELLE PHILLIPS., 199 Town Farm Road, Farmington, Connecticut 06032 ("Lessee"),

WITNESSETH:

IN CONSIDERATION of the promises exchanged herein, the parties agree:

1. **Premises:** The Town hereby leases to Lessee, and Lessee hereby leases from the Town, certain parcels of land with all improvements thereon containing 9.941 acres, more or less, in the Town of Farmington, County of Hartford and State of Connecticut, as more particularly described as the "Leased Premises" on the attached hereto as Schedule A ("Premises"), for residential purposes and the operation of an organic farm for the production of heirloom and specialty vegetables, herbs, small fruits, cut flowers and heritage breed livestock.

2. **Initial Term:** The initial term of this Lease (the "Initial Term") shall commence on ~~October~~March 1____, ~~2016-2020~~ (the "Commencement Date") and terminate on ~~September 30, 2019~~ February 28, 2023, unless extended or terminated as provided for below. Occupancy of the residence shall occur when such residence is deemed habitable by the Town Building Official.

3. Options to Extend: At the end of the Initial Term, unless this Lease has been otherwise terminated, the Town shall have two (2) options to renew this Lease, each for a term of one (1) year (the "Extension Terms"). The options shall expire and this Lease will terminate at the end of the applicable term unless the Town gives written notice to Lessee of its intention to renew this Lease at least three (3) months prior to the termination date of the then effective term, and Lessee elects to continue to lease the Premises from the Town by written notice to the Town at least one (1) month prior to the termination date of the then effective term. All terms and conditions of this Lease shall remain the same during any Extension Term. The term "Lease Term" shall mean the Initial Term together with the Extension Terms, if any.

4. Rental: During the Lease Term, Lessee covenants and agrees to pay annual rent to the Town of One Dollar (\$1.00), payable on, or before, October 1st of each year this Agreement is in effect. Per the 184 Town Farm Road Lease Agreement, the Lessee covenants and agrees to pay rent to the Town by way of the annual harvest from the Premises equivalent to Ten Community Supported Agriculture (CSA) Shares, a monetary value of approximately \$5,000. Lessee agrees to deliver Lessor's share to the Farmington Food Pantry and *Gifts of Love* in Avon. A portion of the Lessor's shares may also be distributed through subsidies to low-income residents.

Additionally, during the Lease Term, Lessee agrees to pay the Town an annual rental fee of \$35.00 per acre for "Leased Premises" of 9.941 acres. The fee is payable to the Town of Farmington on, or before, October 1st of each year this Agreement is in effect.

5. Use of Premises and Personal Property: Lessee accepts the Premises and any personal property owned by the Town which is located on the Premises, as

identified in Schedule B attached hereto and made a part hereof, in its "AS IS" condition and expressly assumes all risk associated with Lessee's use of the Premises and any such personal property.

6. Lessee's Payments:

(a) Taxes or Assessments: Lessee shall promptly pay all municipal and/or state taxes or assessments that may be levied or assessed upon any personal property existing on the Premises or placed on the Premises by Lessee or its agents.

(b) Utilities: Lessee shall pay when due all costs to the providers of services for utilities, including but not limited to, electricity, water, sewer, gas, and fuel oil for the Premises and the operation of any farm equipment thereon.

7. Purpose:

(a) Use and Purpose. The Leased Premises shall be used and occupied by the Lessee solely for purposes of agriculture and farming, as jointly defined in General Statutes § 1-1(q) and subject to the limitations herein, which may include growing crops, maintaining cattle and horses, and such other farming activities as shall be approved in advance by the Town and in the Town's sole discretion (collectively, "Farming Operations"). Horses may be used for agriculture and farming, as well as for non-commercial recreation by the Lessee and its invitees, but may not be used for any other commercial purposes, such as commercial horseback riding. The use and occupation of the Leased Premises, including but not limited to

the Farming Operations, shall be in accordance with the proposed use and occupation set forth in Lessee's "Proposal for a Working Farm Project at Town Farm" and "Sub Edge Farm Business Plan," dated February 6, 2013, hereto attached as Schedule D and made a part of this Agreement.

- (b) Agricultural Practices. Lessee shall be obligated at its sole cost to maintain the Leased Premises in appropriate condition and to comply with generally accepted agricultural practices in its use and occupation of the Leased Premises, including its Farming Operations and forestry. Generally accepted agricultural practices shall include, but shall not be limited to Good Agricultural Practices ("GAP") and Good Handling Practices ("GHP"), as defined by the United States Department of Agriculture ("USDA"), the Connecticut Department of Agriculture ("CT DOA") and the University of Connecticut College of Agriculture and Natural Resources. To the extent any of the above standards permit and Lessee chooses to engage in hunting wildlife as a means of pest control and/or wildlife management, Lessee shall not charge any third party for the right to hunt on the Leased Premises. Lessee or any third party must obtain a permit, and comply with all hunting requirements of the Town of Farmington.
- (c) Conservation Plan. Lessee shall promptly seek to obtain and shall operate the Leased Premises pursuant to a Farm Conservation Plan approved by the USDA National Resources Conservation Service (the "NRCS Conservation Plan").

- (d) CT DOA Audit Programs. Lessee shall voluntarily and at its sole cost participate in the CT DOA GAP and GHP Audit Programs applicable to its Farming Operations.
- (e) Organic Certification. Upon commencing Farming Operations, Lessee shall promptly seek to obtain Organic Certification from the USDA. To become a certified organic farm the farmer shall pay a fee, have an organic farm plan, keep records, follow National Organic Standards and be inspected by a certifier. Receiving Organic Certification may take between one (1) month and three (3) years, depending on the current state of the fields. The Lessee will require the Certifier to submit a timeline for certification to the Town. Once obtained, Lessee shall maintain Organic Certification for all applicable Farming Operations for the duration of the Lease Term by renewing the Certification each year. The Lessee shall submit the Certification to the Town each year.
- (f) No Warranty or Representation. The Town makes no warranty or representation that the Leased Premises are suitable for Farming Operations.

8. Structures, Improvements/No Liens: Unless otherwise agreed to in advance in writing by the Town, Lessee shall not construct or permit any structure, improvement, installation, alteration or addition in or to the Premises. No such construction work, other than ordinary maintenance of the existing improvements, by Lessee shall be conducted at the Premises until Lessee has received written approval from the Town. As a condition to such approval, Lessee shall submit detailed plans of

the proposed construction work and a description of work procedures. Any such alterations shall be performed by licensed contractors, subject to the prior written approval of the Town. Lessee shall obtain and furnish to the Town properly executed mechanic's lien waivers prior to any work being undertaken by any such contractor. The Town's approval of any such construction work or work procedures merely indicates its consent to the proposed activities and does not constitute a representation or warranty concerning the suitability, prudence, effectiveness or propriety of the proposed activities.

All alterations, additions and improvements, whether temporary or permanent in character, which may be made upon the Premises either by the Town or Lessee, except furniture or movable trade fixtures installed at the expense of Lessee, shall be the property of the Town and shall remain upon and be surrendered with the Premises as a part thereof at the termination of this Lease, without compensation to Lessee.

9. Maintenance: Notwithstanding anything set forth in Section 9 below, If Lessee keeps the Premises in good repair; Lessee may request that any repairs or capital expenditures, concerning structures other than the residence, in excess of \$5,000 be the responsibility of the Town. Maintenance and repair of the residence shall be the responsibility of the Town as set forth in Schedule C. Lessee shall take good care of the Premises and at their sole cost and expense, make all repairs and replacements necessary to preserve the Premises in good working order and in a clean, safe and sanitary condition. Lessee shall maintain, at their sole cost and expense, all building systems, equipment, fixtures and devices within the Premises, excluding the replacement of any roof or septic system. Lessee shall keep the Premises free from

any liens or encumbrances arising out of any work performed, material furnished or obligations incurred by or for Lessee or any person or entity claiming through or under Lessee.

In addition to the general duties hereunder, Lessee shall be responsible for the following specific housekeeping and maintenance obligations:

(a) Buildings:

- (i) Painting: Lessee, at Lessee's sole cost and expense, shall ensure that the interior and exterior of structures on the Premises are painted as necessary, excluding full repainting, which shall be the responsibility of the Town. Lessee may perform "spot treatment" if appropriate; however, if the Town, in its sole discretion, determines that the spot treatment results in an unacceptable appearance of the structure, then Lessee, after written notice from the Town, at Lessee's sole cost and expense, shall paint as much of the structure as necessary to ensure that it is acceptable in appearance to the Town, in its sole discretion.
- (ii) Repairs: Lessee, at Lessee's sole cost and expense, shall maintain all structures and property of the Town on the Premises in good condition and repair. Lessee may implement temporary repairs if appropriate; however, if the Town, in its sole discretion, determines that such temporary repairs are insufficient, or have resulted in an unacceptable appearance of the structure or property repaired,

then Lessee, after written notice from the Town, at Lessee's sole cost and expense, shall implement permanent repairs. Lessee shall not make any substantial repairs to the Premises without the prior written consent of the Town. All such repairs shall be made only by such persons as are approved by the Town, which approval shall not be unreasonably withheld or delayed excluding, however, emergency repairs which shall be performed only by properly trained and licensed personnel. If the Town determines that the final work was not completed as proposed by Lessee and initially approved by the Town, then Lessee, after written notice from the Town, shall perform such additional work as the Town reasonably requires to ensure that the final work is consistent with the proposed work approved by the Town. Notwithstanding the above, if Lessee keeps the Premises in good repair, Lessee may request that any repairs or capital expenditures in excess of \$5,000 be the responsibility of the Town.

- (iii) Pest control and damage repair: Lessee, at Lessee's sole cost and expense, shall implement pest control practices in accordance with standard agricultural practices. Lessee shall, at Lessee's sole cost and expense, undertake repairs or replacements of structures or structural components damaged by pests, as necessary in accordance with the Town's direction.

- (b) Fences and Gates: Lessee, at Lessee's sole cost and expense maintain fences and gates at the Premises in good condition and repair. Lessee may implement temporary repairs if appropriate; however, if the Town, in its sole discretion, determines that such temporary repairs are insufficient, or have resulted in an unacceptable appearance of the fence or gate repaired, then Lessee, after written notice from the Town, at Lessee's sole cost and expense, shall replace the affected fence or gate.
- (c) Grounds:
- (i) Mowing: Lessee shall mow the lawn around the barnyard and house and the fields. The lawn shall be mowed as necessary to a fine lawn condition, consistent with other residential properties in the immediate vicinity of the Premises. The fields, excluding any fields where crops are planted, shall be mowed as necessary to avoid weed infiltration and to maintain a neat and orderly appearance.
- (ii) Weed Control: Lessee, at Lessee's sole cost and expense, shall implement weed control measures in accordance with standard agricultural practices.
- (iii) Trash Removal: Lessee shall, at Lessee's sole cost and expense, promptly remove and dispose of all trash, litter and debris generated by Lessee at the Premises in accordance with all applicable laws.

- (iv) Storage: Lessee shall store all of their own materials and equipment in a generally neat and orderly manner. No materials or equipment unrelated to the Lessee's farm operation, or belonging to third parties shall be allowed on the Premises.
- (d) Fixed Equipment: Lessee, at Lessee's sole cost and expense, shall maintain all fixed equipment at the Premises in good condition and working order. Lessee shall repair such equipment if possible; however, if the equipment cannot be repaired, Lessee, after written notice from the Town, shall replace such equipment, at Lessee's sole cost and expense, which new equipment shall be the sole property of Lessee.
- (e) Manure Management: Lessee shall manage all manure generated at the Premises, and shall ensure that all barns and pens are maintained in a neat and orderly manner that conforms to standard agricultural practices. Lessee shall confine manure piles to designated areas on the Premises so that such piles do not interfere with use of the Premises by the Town, any governmental body and their invitees for educational purposes. Lessee shall manage all manure piles so as to avoid the effects of frost.
- (f) Livestock Health: Lessee shall maintain the livestock at the Premises in a good and healthy condition in a manner that conforms with standard animal husbandry practices, including but not limited to, taking all recommended precautions against Johne's Disease, appropriate testing and evaluation of sick animals, treating all sick animals in accordance with the course of treatment recommended by a Connecticut licensed

veterinarian, and continuous monitoring of sick animals and any effect on the herd, at Lessee's sole cost and expense.

- (g) Water Quality: Lessee, at Lessee's sole cost and expense, shall take all appropriate measures to protect the quality of the water used for drinking purposes from contamination or impairment of the applicable governmental standards. Such measures shall include, but not be limited to, the regular testing of water supplies, the furnishing of all test results to the Town within one (1) day of receipt of such results and treatment as necessary of any conditions which impair the potability of any water supply.
- (h) Soil Quality: Lessee shall take all reasonable measures to maintain the soil quality in a manner suitable for future agricultural purposes. Lessee shall test the soil at regular intervals and fertilize and lime or otherwise restore the nutrients in the soil as necessary to preserve and enhance its suitability for such purposes. Lessee shall notify the Town of the results of any such tests and the proposed course of action.
- (i) Waste Oil: Lessee shall exercise caution in the storage of waste oil generated from any farm equipment or motor vehicles on the Premises. All such waste oil shall only be stored in clean, leak-proof drums, in compliance with all environmental laws or rules governing waste oil storage. Lessee shall keep accurate records of the types of waste oil stored in any drum and shall not mix waste oil with any hazardous substance.

10. No Signage: Lessee shall not have any right to place any sign, monument, advertising, antenna, or communications facility, at any location at or on the Premises, excluding temporary signs for the sale of farm products, without the permission of the Town, which shall not be unreasonably denied. All signs adhere to the Town Planning & Zoning Regulations.

11. No Storage: Except to the extent specifically authorized in writing by the Town, Lessee shall not permit, nor shall it allow, temporary or permanent storage of equipment, including but not limited to automotive parts and tires, materials or structures of any sort on the Premises, excluding items necessary for the operation of the farm on the Premises.

12. Town Entry Rights: The Town, acting only by officials authorized by the Town Manager or Police Chief, reserves the right, at reasonable times, to enter upon the Premises for its business purposes, including inspection of Lessee's use of the Premises and determination of Lessee's compliance with the terms of this Lease. At the Town's written request, Lessee shall request an inspection of the Premises by the Connecticut Commissioner of Agriculture or his designee in accordance with Section 19a-341 of the Connecticut General Statutes. If such inspection discloses any discrepancies with generally accepted agricultural practices, then Lessee agrees to promptly conform to such practices and to notify the Town of the corrective measures.

The Town reserves the right, at reasonable times to be determined in conjunction with Lessee's farming activities, to enter upon the Premises with groups to educate individuals about the operation of a farm. The Town shall have the right to temporarily

assign its rights to other governmental bodies and charitable organizations for the purpose of enhancing educational opportunities.

The Town further reserves the right to utilize the Premises as, in its sole discretion, it deems necessary and appropriate as long as such utilization does not unreasonably interfere with farm operations. For example, the Town shall have the right to construct, or allow the construction, of one or more cell towers upon the Premises.

13. Public Access Rights

(a) Public Access to Leased Premises Used for Farming Operations.

Members of the public shall be permitted by Lessee to have reasonable access to the Leased Premises for the purpose of observing and learning about farming and the natural sciences. Any access to portions of the Leased Premises that are being utilized in Lessee's Farming Operations shall be controlled so as not to interfere unreasonably with the Farming Operations. The Town and the Lessee shall periodically consult with each other and agree upon reasonable guidelines with respect to such access.

(b) Public Access to Areas Not Used for Farming Operations. The public shall have full and complete access to those portions of the Leased Premises that are not used by the Lessee for Farming Operations except to the extent that access might interfere with livestock in adjacent areas.

(c) No Commercial Purpose. Lessee shall not charge the public to access the Leased Premises for any purpose.

(d) Lessee's Obligation to Guard and Warn Against Known Dangers. Lessee shall, at its sole cost, guard and warn the public against any dangerous condition, use, structure, or activity occurring on the Leased Premises.

14. Compliance with Laws: Lessee shall, at its sole risk and cost, obtain and maintain, at all times, during the Lease Term, all governmental permits, licenses, registrations, and approvals as may be necessary for its use, and shall comply with all federal, state, and local laws, ordinances, rules, regulations, and orders applicable to Lessee's use. Lessee shall, upon the Town's request, submit to the Town copies of all such permits, licenses, registrations and approvals. The Town will not impede or interfere with Lessee's compliance with the foregoing governmental permits, licenses, registrations, approvals, and all federal, state and local laws, ordinances, rules, regulations and orders, provided Lessee's activities in connection therewith are in compliance with the terms and conditions of this Lease.

15. Environmental Protection:

(a) Without limiting the other provisions of this Lease, during the Lease Term, no petroleum or petroleum by-products, and no hazardous substance, hazardous waste, chemical liquids or other solid, liquid or gaseous substance determined by any governmental authority to be hazardous to the environment (collectively, "Hazardous Substances") shall be brought onto the Premises by Lessee without the Town's written approval which shall not be unreasonably withheld as may pertain to Hazardous Substances customarily used in the operation of an organic farm. The Town may, at its

option, conduct, or cause to be conducted, such environmental inspections, site assessments and tests at such times and to such extent as it deems reasonably necessary to monitor the environmental conditions of the Premises, provided that such inspections, site assessments and tests shall not unreasonably interfere with Lessee's use and enjoyment of the Premises. Lessee shall bear the full cost and expense of any such reasonable inspections, site assessments and tests, including any related laboratory fees in the event (i) said inspections, assessments or tests are necessitated by Lessee's failure to comply with the requirements of this Paragraph; or (ii) said inspections, assessments or tests are ordered by any state or federal regulatory agency due to activities on the Premises by Lessee. The Town shall provide Lessee with copies of any and all reports as to said inspections, site assessments and tests, the cost of which is so paid by Lessee. The Town will deliver the same to Lessee within a reasonable time after receipt thereof by the Town.

- (b) Lessee shall, prior to any use of chemicals on the Premises, obtain the Town's prior written consent of all chemicals proposed for use on the Premises, including but not limited to, fertilizers, herbicides, fungicides and pesticides.

16. Waste: Lessee warrants that it shall commit no waste nor suffer the same to be committed on the Premises, nor injure nor misuse the same, nor discharge sewage, effluent or Hazardous Substances of any kind.

17. Lessee's Default. If Lessee fails to make any payment, including the annual harvest from the Premises equivalent to Ten Community Supported Agriculture (CSA) shares, a monetary value of approximately \$5,000, due hereunder within fifteen (15) days of when it is due, or fails to cure each default in its compliance with any of the other terms and conditions of this Lease within thirty (30) days after the date of the Town's notice specifying each such default, then this Lease shall terminate, and the Town may at any time thereafter reenter the Premises, or without such reentry, recover possession thereof in the manner prescribed by the statutes relating to Summary Process. No demand for the rent, and no reentry for conditions broken, as at common law, shall be necessary to enable the Town to recover such possession, pursuant to said statutes relating to Summary Process. Lessee hereby expressly waives all right to any such demand or notice of reentry. Lessee further waives all right to any notice to quit possession as may be prescribed by the statutes relating to Summary Process. It is expressly agreed that the default provisions of the Lease Agreement and the Lease Agreement for 184 Town Farm Road, of even date herewith, are reciprocal in nature such that a default under the terms of one Lease Agreement shall be deemed a default under the other Lease Agreement and all remedies available in each Lease Agreement shall be applicable to the other.

18. Costs: Lessee shall, within thirty (30) days after receipt of a written demand, reimburse the Town for all of the Town's costs and expenses, including

reasonable attorneys' fees, incurred in connection with the reasonable enforcement of Lessee's failure to meet its obligations under this Lease or in evicting Lessee upon the termination of this Lease. In the event of any other dispute between the parties hereto, including any default by the Town, all costs and expenses incurred by the other party hereto to enforce its rights against the defaulting party, including, without limitation, reasonable attorneys' fees, shall be paid by the defaulting party if it is determined by a court of competent jurisdiction that said defaulting party was in default. Conversely, if said court determines that the alleged defaulting party was not in default in any respect, the moving party will reimburse it for its cost, old expenses incurred to defend said matter, including, without limitation, reasonable attorneys' fees.

19. Termination of Lease: At the expiration, or sooner termination, of Lessee's tenancy, Lessee shall deliver up the Premises in as good condition as exists at the Commencement Date except conditions caused by the Town, its successors and/or assigns or due to acts of God or governmental orders as the same affect the Premises, and Lessee shall, unless otherwise agreed to in writing by the Town, remove all personal property. If Lessee fails to complete the removal or the restoration within thirty (30) days following termination, the Town may conduct such removal and restoration and Lessee shall reimburse the Town for all reasonable costs for such action within thirty (30) days from the date of an invoice delivered by the Town.

No termination or repossession by the Town shall relieve Lessee of its liability and obligations under this Lease arising on or before the effective date of termination.

20. Waiver and Release: Lessee for itself, its representatives, successors and assigns hereby (i) WAIVES any and all claims for damages it may now or in the

future have against the Town, its employees or agents for injuries to natural persons, damages to physical property, including, without limitation, indirect, incidental and consequential damages, arising out of or traceable to this Lease, the condition of the Premises or to any use to which the Town may put the Premises, and (ii) EXPRESSLY RELEASES such parties from any and all such claims, except for damages attributable to or arising out of the gross negligence or willful misconduct of the Town, its employees or agents.

21. Indemnity: Lessee agrees to indemnify and hold harmless the Town, its employees and agents from and against any and all claims, suits, demands, penalties, fines, liabilities, settlements, damages, judgments, costs, interest and expenses, actions or proceedings whatsoever, including without limitation, litigation expenses and attorneys' fees, consultants' and laboratory fees, for any injuries to any person, including injuries resulting in death, damages to property, including damages to the environment, arising out of or that may be attributable to this Lease, Lessee's use of the Premises, the condition of the Premises, or otherwise incurred in connection with or arising out of the presence, disposal, release or threatened release of any Hazardous Substances on the Premises which is not caused by the Town and/or its employees, agents or assigns, any required remedial action on the Premises and/or a lien on the Premises in favor of any governmental authority for clean-up or other remedial action.

22. Insurance. Lessee shall maintain, at its sole cost and expense, at all times during the Lease Term, the insurance coverages specified below. Insurance shall be written for not less than any limits of liability required by law or those set forth below, whichever is greater, and the Town shall be named as an additional insured.

- a. Commercial General Liability:
 - Each Occurrence: \$1,000,000
 - Personal/Advertising Injury Per Occurrence: \$1,000,000
 - General Aggregate: \$2,000,000
 - Product/Completed Operations Aggregate * \$2,000,000
 - Damage to Rented Premises \$ 100,000
- b. Umbrella Liability Coverage:
 - 1. If no livestock ** \$1,000,000
 - 2. With livestock ** \$3,000,000
- c. Automobile Liability:
 - Each Accident: \$1,000,000
 - Hired/Non-owned Auto Liability \$1,000,000
- d. Worker's Compensation, as required by Connecticut State statutes.
- e. The "Town of Farmington" is to appear as an additional insured on the contractor's general liability and automobile liability Certificates of Insurance.
- f. All insurance is to be provided by a company authorized to issue such insurance in the State of Connecticut with a Best rating of no less than A- : VII.
- g. The contractor shall furnish the Town with certificates of insurance effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Town before work commences. Renewal of expiring certificates shall be filed thirty (30) days prior to expiration. The Town reserves the right to require complete, certified copies of all required policies, at any time.
- h. It is desired by the Town that no insurance be canceled or modified without thirty (30) days written notice by registered U.S. Mail to: Town Manager, Town of Farmington, 1 Monteith Drive, Farmington, Connecticut 06032. Endorsements to the contractor's policies may be used to comply with this requirement.
- i. The limits of insurance may either be met as stated above, or in combination with an umbrella or excess liability policy.

* Including product liability coverage for any product sold on or from the farm, whether produced on the farm or elsewhere.

** Coverage for raised livestock permitted to roam, including horses, cattle, pigs, goats, etc.; poultry is not considered livestock.

A Certificate of Insurance shall be delivered to the Town prior to commencement of this Lease and promptly upon insurance renewal.

23. Eminent Domain: If any part of the Premises shall be taken by eminent domain, this Lease shall terminate as of the effective date of taking and the rental shall

be apportioned and adjusted as of the time of taking. Any award made for such taking of the real property shall be distributed to the Town only.

24. No Assignment: Lessee may not assign, transfer, sublet, or encumber this Lease or its interests in the Leased Premises or grant any license, concession or other rights for third parties to use the Leased Premises, without the Town's written consent, which consent may be withheld in the Town's sole discretion. In addition to the Town's written consent as a prerequisite, the Town may require copies of any and all agreements between the Lessee and any approved third party as a condition of approval. Nothing herein shall prevent Lessee from hiring third-party contractors to assist Lessee with its Farming Operations, provided that such contractors shall be bound by the requirements of this Lease Agreement, including but not limited to the requirement of compliance with all Applicable Laws.

25. Lessee Warranties: In addition to the other requirements herein, Lessee warrants that (i) its use of the Leased Premises shall be conducted in a manner that will not endanger the health or cause a risk of injury to members of the public using the Leased Premises pursuant to Sections 12 or 13 above, create a nuisance, or otherwise be incompatible with the uses now or in the future permitted by the Town, and (ii) it shall take all reasonable precautions to ensure that its activities on the Leased Premises will be conducted in a manner that will protect the scenic, recreational, and environmental values of the Leased Premises and of the Town's land and adjacent property.

26. Occupation of Residence: The residence on the Premises shall be occupied by Lessee during the term of this Agreement and shall be subject to all of the terms and conditions set forth in Schedule C which is specifically made a part of this

Lease Agreement and incorporated as if more fully set forth herein.

27. Notice: All notices, demands, and requests permitted or required under this Lease shall be in writing. All such notices, demands, and requests shall be deemed to have been properly given when served personally, or three (3) days following the date of mailing of such notice by United States registered or certified mail, postage prepaid, Return Receipt Requested, addressed as follows:

Town:

The Town of Farmington
1 Monteith Drive
Farmington, CT 06032
Attn: Kathleen A. Blonski, Town Manager

Lessee:

Rodger & Isabelle Phillips
199 Town Farm Road
Farmington, CT 06032

or at such other addresses that may, from time to time be designated by written notice by either party.

28. Business Records:

- (a) Business Plan: Lessee shall operate the farm in a manner consistent with the Business Plan previously submitted to the Town and attached hereto as Schedule D.
- (b) Annual Report: No later than March 1st of each year Lessee shall furnish the Town with an Annual Report for the prior calendar year setting forth all activities conducted during said year and description of the finances of the farm operation.

29. Recording: Lessee covenants and agrees that it will not record this

Lease.

30. Waiver: Any failure of a party to exercise any rights herein with regard to any particular action of the other shall not be deemed a waiver with regard to any subsequent action of the other.

31. Applicable Law: This shall be governed and interpreted by the laws of the State of Connecticut.

32. Entire Agreement: This Lease sets forth the entire agreement between the parties with respect to the Premises, and no oral statements or representations or prior written matter not contained herein shall have any force and effect. This Lease may only be changed, modified or discharged by an agreement in writing executed by the parties hereto,

33. Partial Invalidity: If any term, covenant, condition or provision of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant, condition and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

34. Successors and Assigns: Subject to the provisions of Paragraph 24 hereof, the terms and conditions of this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns and successors in ownership.

STATE OF CONNECTICUT)
) ss. Farmington _____, 2020
COUNTY OF HARTFORD)

Personally appeared before me, Rodger Phillips and Isabelle Phillips, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed.

Notary Public
My Commission Expires:

2956676.1

SCHEDULE C Terms of Occupancy

SECTION 1. Town of Farmington (hereafter known as Town) hereby leases as part of this Lease Agreement the house 199 Town Farm Road, Farmington, CT to Rodger and Isabelle Phillips (hereafter known as Lessee) for the period from ~~October ____, 2016 to September 30 2019.~~ March 1, 2020 to February 28, 2023.

Lessee agrees to pay annual rent of One Dollar (\$1.00) on or before October 1st of each year this Lease Agreement is in effect. Per the 184 Town Farm Road Lease Agreement, the Lessee covenants and agrees to pay rent to the Town by way of the annual harvest from the Premises equivalent to Ten Community Supported Agriculture (CSA) Shares, a monetary value of approximately \$5,000. Lessee agrees to deliver Lessor's share to the Farmington Food Pantry and Gifts of Love. A portion of the Lessor's shares may also be distributed through subsidies to low-income residents.

Said residence shall be used and occupied strictly as a private residence for Lessee's family of ____ persons.

SECTION 2. Lessee shall be responsible for electricity, heat, water, sewer, and waste collection.

Town shall be responsible for maintenance and repair of the residence.

Town shall furnish the following appliances: stove and refrigerator. Lessee shall furnish additional appliances with prior written approval of Town.

SECTION 3. Lessee shall be responsible for all acts and omissions of their family and invitees with respect to their conduct in or on the premises of the building.

The Lessee shall give Town prompt notice of any accident to or defect in the pipes, wires, heating apparatus, plumbing, smoke or fire alarms, or any other services in the premises. If repairs are the responsibility of the Town, the Town shall initiate and complete them as quickly as possible after notice from the Lessee.

Lessee shall be responsible for insuring the contents of the premises.

In case of any emergency, Lessee shall permit Town into premises at any time. Town may enter premises at reasonable times, after notice to Lessee, to make inspections, repairs, alterations, improvements, and to show the premises to applicants for lease or purchase.

SECTION 4. The Lessee agrees to pay the cost, including reasonable attorney's fees (not to exceed those allowed by law), enforcing provisions of this Lease, or recovering possession of the premises through a summary process action.

The Lessee agrees not to damage or misuse the premises, including misuse for improper, abnormal, illegal, or unauthorized purposes. Lessee shall not paint, remodel or alter the premises without the prior written permission of the Town. Lessee shall not sublet the premises.

The Lessee agrees that any repairs or improvements made to the premises under terms of this lease are and shall remain part of the premises and shall not be removed or damaged at the conclusion of the lease.

SECTION 5. Either the Lessee or Town may terminate the Lease Agreement consistent with there terms therein.

In the event of a conflict between the terms of this Lease and State Statutes, State Statute shall govern.

SECTION 6. The following Rules and Regulations are included by reference in this lease and are made a part of the lease thereby.

RULES AND REGULATIONS

(a) The sidewalks, corridors, halls, passages, fire escapes, elevators and stairways shall not be obstructed or used for any other purpose than ingress and egress.

(b) Wash-basins, toilets, urinals, lavatories, sinks, faucets and other plumbing fixtures shall not be used for any other purposes than those for which they are intended, and no improper substances or articles shall be thrown into or disposed of in the same, nor shall faucets be left open. The cost of repairing any damage resulting from misuse of any of the plumbing fixtures shall be borne by Lessee.

(c) Call boxes, telegraph, telephone, radio or other electric wires or connections shall only be installed under the direction of, and in such places as are designated by Town. Lessee shall not modify or interfere with electrical wires or connections.

(d) Nothing shall be fastened to any part of the premises except for pictures and other decorations which can be supported by a hanger or nail equal to or less than a four-penny finishing nail. Nothing shall be fastened with a molley, plastic anchor, or screw without the prior written approval of the Town. Lessee shall be responsible for repairing any damage resulting from this section before expiration of the lease.

(e) No sign, advertisement, device, or notice shall be placed on the outside or inside of said building by Lessee.

(f) Any portion of the building or grounds in which the premises are located, other than the premises which are actually leased hereby with reasonable ingress thereto and egress therefrom, that may be occasionally used by Lessee is done solely at the sufferance of Town and subject to the right of Town to prohibit the continuance thereof.

(g) No music of any kind shall be produced at unreasonable hours or in an unreasonable manner, and at no time later than 10:00 P.M. or earlier than 9:00 A.M.

(h) No television aerial, radio aerial, cooling device, box or object of any kind shall be hung, placed or attached to or on halls, fire escapes, landings, stairways, window sills, ledges or any other part of said building, without the prior written consent of Town.

(i) No thing shall be hung or shaken from any window or balcony, and nothing shall be thrown or allowed to drop from windows, balconies, passages or areaways. No rubbish or any other substance shall be swept or thrown into the corridors, yards, halls, stairways, elevators, fire escapes or light wells. Barbecue grills, braziers or other means of cooking food on balconies are prohibited.

(j) Radiators and the valves thereon must not be tampered with. The Town must be contacted with respect to all repairs and imperfections thereof.

(k) Garbage, waste material or rubbish shall not be allowed to accumulate in the premises, but must be disposed of in accordance with the arrangements and custom provided for said building.

(l) No entrance door of the building in which the premises are located shall be left unlocked. The Lessee shall not change any entrance lock or key nor cause any such entrance lockset to be changed. Town will maintain such locks and will maintain a key at all times.

(m) Lessee shall comply with and conform to all applicable laws of the State of Connecticut and all by-laws, ordinances, rules and regulations of the Town of Farmington within which the leased premises are situated, and shall save Town harmless from all fines, penalties, costs and prosecutions for the violation thereof or non-compliance therewith.

(n) Lessee shall comply with rules and regulations contained in any standard fire insurance policy upon said building or the property contained therewith. Nothing shall be brought or kept on the premises which increase the rate of fire liability insurance on said building or the property kept therein.

(o) No animal, reptile or bird shall be kept on the premises without the prior written approval of the Town.

(p) No electrical appliance shall be used except a refrigerator, vacuum cleaner, toaster, iron, radio, television, stereo, and similar non-hazardous apparatus. No air-conditioner, washing machine or clothes dryer shall be installed without the prior written permission of Town. No electrical appliance, fixture or apparatus shall be used which shall cause an overload of the electrical system in the building of which the premises are a part.

(q) No awning shall be attached to the premises of said building without the prior written approval of Town.

(r) Soliciting is strictly prohibited. It is requested that Lessee notify Town of any solicitation or the presence of any commercial vehicles.

(s) Town shall provide parking on the property for two (2) vehicles owned by the Lessee. Lessee will be responsible for finding parking for any additional vehicle(s). No vehicle shall be parked between the street and the front building line of the premises.

Lessee

Town of Farmington

Rodger Phillips

Kathleen A. Blonski
Town Manager
Duly Authorized

Isabelle Phillips