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Neil I Sternstein
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Telephone
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February 12, 1988

Gloucester County Amateur Radio Club, Inc.
P.O. Box 370
Pitman, NJ 08071

Attention : John Fisher, K2JF

Dear John :

Enclosed please find a Lease drafted pursuant to your request. Please see that it is reviewed by the Club and 4H. Should there be any changes necessary, please let me know and I shall see that they are promptly made.

Best Wishes.

Sincerely,
NEIL I. STERNSTEIN, P.C.
A Professional Corporation

NEIL I. STERNSTEIN, Esquire

nis/dfd
K2RCH

LEASE AGREEMENT

This Lease is made on BETWEEN the Tenant (s) GLOUCESTER COUNTY AMATEUR RADIO CLUB, INC. whose address is P.O. Box 370, Pitman, New Jersey 08071 referred to as "Tenant".

AND the Landlord GLOUCESTER COUNTY 4H FAIR ASSOCIATION, INC. whose address is Union Road, Mickleton, New Jersey 08056 ' referred to as "Landlord"

The word "Tenant" means each Tenant named above.

1. Property. The Tenant agrees to rent from the Landlord and the Landlord agrees to lease to the Tenant the property known as Block 57, Lot 14 on the Tax Map of the Township of Harrison also known as the 4H Fairgrounds on Route 77 referred to as the "Property", approximately two (2) acres.

2. Term. The term of this Lease is for Fifty years starting on **March 1, 1988**. The Landlord is not responsible if the Landlord cannot give the Tenant possession of the Property at the start of this Lease. However, rent will only be charged from the date on which possession of the Property is made available to the Tenant. If the Landlord cannot give possession within 30 days after the starting date, the Tenant may cancel this Lease.

3. Rent. The Tenant agrees to pay \$100.00 as rent, to be paid as follows: \$2.00 per year, due on the first day of each year. The first payment of rent is due upon the signing of this Lease by the Tenant.

4. Use of Property. The Tenant may use the property for the purpose of a permanent location of the Gloucester County Amateur Radio Club, Inc., and may erect buildings, antennas, and any other appurtenances necessary to the use of the Tenant in pursuit of the activities for which the Tenant is organized.

5. Eviction. If the Tenant does not pay the rent within 90 days after it is due, the Tenant may be evicted. The Landlord may also evict the Tenant if the Tenant does not comply with all of the terms of this Lease and for all other causes allowed by law. If evicted, the Tenant must continue to pay the rent for the rest of the term. The Tenant must also pay all costs, including reasonable attorney fees, related to the eviction and the collection of any moneys, owed the Landlord, along with the cost of re-entering, re-renting, cleaning and repairing the Property. Rent received from any new tenant will reduce the amount owed the Landlord.

6. Payments by Landlord. If the Tenant fails to comply with the terms of this Lease, the Landlord may take any required action and charge the cost, including reasonable attorney fees, to the Tenant as additional rent. Failure to pay such rent upon demand is a violation of this Lease.

7. Care of the Property. The Tenant has examined the Property, including all facilities, and is satisfied with its present condition. The Tenant agrees to maintain the Property in as good condition as it is at the start of this Lease except for ordinary wear and tear. The Tenant must pay for all repairs, replacements and damages caused by the act or neglect of the Tenant or the Tenant's visitors. The Tenant will remove all of the Tenant's property at the end of this Lease. Any property that is left becomes the property of the Landlord.

8. Repairs by Tenant. If the property is damaged by fire or other casualty, the Tenant will promptly notify the Landlord. The Tenant will be given a reasonable time in which to make repairs. If the Property is totally destroyed, the Tenant may elect to restore the Property, or elect to have this Lease come to an end.

9. Alterations. The Tenant must get the Landlord's prior written consent to alter, improve, or erect any building on the property. Alterations, additions, and improvements shall become the Landlord's property.

10. No Assignment or Sublease. The Tenant may not sublease the Property or assign this Lease without the Landlord's prior written consent. should the Tenant abandon the Property, this Lease shall he terminated.

11. Entry by the Landlord. Upon reasonable notice, the Tenant shall allow the Landlord to enter the Property to provide services, inspect, repair, improve or show it. In case of emergency in the Tenant's absence, the Landlord may enter the Property without the Tenant's consent.

12. Quiet Enjoyment. The Tenant may remain in and use the Property without interference subject to the terms of this Lease.

13. Hazardous Use. The Tenant will not keep anything in the Property which is dangerous, flammable, explosive or might increase the danger of fire or any other hazard.

14. Signs. The Tenant may not put any sign in or out of the windows or exteriors of the Property without the Landlord's prior written consent. Within 90 days of the expiration of this Lease, the Landlord may place "to let" or "for sale" signs on the Property.

15. Water. The Landlord shall provide water. The Tenant shall pay for electric use utility service for the water provided by the Landlord. The Tenant will pay for repairs to the pump and water system occasioned by its use. The Landlord represents to the Tenant that the waterline is now charged and a rebuilt pump and new pit "underground" has been installed.

16. Septic Tank. The Tenant shall allow the Landlord to tie into the Tenant's septic tank, subject to the approval of the Municipal and County authorities.

17. Taxes. The Tenant shall pay all taxes levied on Tenant's premises. The Tenant occupies approximately two (2) acres.

18. Maintenance of Property. The Tenant shall maintain the Property in accordance with the rules and regulations of the Landlord, keeping the grounds clean, keeping rubbish cleaned from the ground, fields mowed, roads in operating condition, and in general engage in good housekeeping practices upon the Property.

19. Licenses, Permits. The Tenant shall be responsible for all licenses, and permits necessary to erect improvements and to conduct its activities.

20. Injury or Damage. The Tenant will be responsible for any injury or damage caused by the act or neglect of the Tenant, the Tenant's members, or their visitors. The Landlord is not responsible for any injury or damage unless due to the negligence or improper conduct of the Landlord.

21. No Waiver By Landlord. The Landlord does not give up any rights by accepting rental or by failing to enforce any terms of this Lease.

22. Subordination. This Lease and the Tenant rights and the Landlord's rights are subject and subordinate to present and future mortgages on the Property which include the improvements of the Tenant. The Tenant may execute any papers on the Landlord's behalf as the Landlord's attorney in fact to accomplish this.

23. Indemnity. Tenants shall indemnify Landlord against, and hold Landlord harmless from any and all claims, actions, suits, proceedings, costs, expenses, damages and liabilities, including attorney's fees, arising out of, connected with, or resulting from the Tenant's occupancy, use, operation and activities conducted upon the premises.

24. Rules and Regulations. The Tenant shall comply with all reasonable and rules and regulations of the Landlord.

25. Alcoholic Beverages and Drugs. The Tenant shall not allow the consumption of alcoholic beverages or drugs upon the premises.

26. Trash collection. The Tenant may use the trash disposal facilities of the Landlord. The Landlord may at any time terminate the Tenant's use of the Landlord's trash facility and require the Tenant to negotiate for its own trash removal.

27. Validity or Lease. If a cause or provision of this Lease is legally invalid, the rest of the Lease remains in effect.

28. Parties. The Landlord and the Tenant are bound by this Lease. All parties who lawfully succeed to their rights and responsibilities are also bound.

29. Entire Lease. All promises the Landlord has made are contained in this written Lease. The Lease can only be changed by an agreement in writing by both the Tenant and the Landlord.

30. Signatures. The Landlord and the Tenant agree to the terms of this Lease. The Lease is made by a corporation, and proper corporate officers have signed and their appropriate corporate seal is affixed.

31. Insurance. It is agreed by the parties the Tenant shall maintain liability insurance on the property in the sum of One Million Dollars (\$1,000,000), at the Tenant's expense, such proof of insurance to submitted to the Landlord before entry on the premises.

Witnessed or Attested by Gloucester County Amateur Radio, Inc.

Corporate Officer

Edward J Sumek, Vice President

John M Fisher, President

Witnessed or Attested by Gloucester County 4H Fair Association, Inc.

Secretary

President

