

**KEY:**

*Blue Italic Font- Suggested by Agricultural Commission*

*Highlighted Text-Existing Language in Current Lease & similar to Agricultural Commission's Suggestion*

*Green: Mayors edits*

## LEASE AGREEMENT

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_ between the Town of Ledyard, (Landlord) a municipal corporation situated in the County of New London, State of Connecticut with an address of 741 Colonel Ledyard Highway, Ledyard, Connecticut 06339) and \_\_\_\_\_ of the Town of \_\_\_\_\_, (Tenant) State of Connecticut, situated in the County of New London, State of Connecticut with an address of: \_\_\_\_\_.

**Property Description** - The Landlord hereby leases to the tenant, to occupy and *to* use *solely* for agriculture *production*, and related *agricultural* purposes the property located at 1025 Colonel Ledyard, Ledyard, Connecticut ~~identified as~~ consisting of approximately ~~20.29~~ \_\_\_\_\_ acres ~~situated in Ledyard, Connecticut with all improvements thereon.~~ (See attached map.). Herein, the "Leased Premises". *The type of crop shall be approved in writing and any change of crop must receive prior written approval by the Landlord, which approval shall not be unreasonably withheld. be approved beforehand in writing.*

**Rent** – The Tenant agrees to pay rent in amount of \$ \_\_\_\_\_ per acre for \_\_\_\_\_ acres located on the parcel at 1025 Colonel Ledyard Highway, total payment of \$ \_\_\_\_\_ per year for designated area. Rent shall be due on the date of the signing of this Lease and yearly thereafter on the anniversary of the Lease signing.

**Term of Lease** - The provisions of this agreement shall be in effect for five (5) years commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 2026 and ending on \_\_\_\_\_, 2031. *This five-year lease* shall continue to be in effect thereafter unless written notice of termination is given by either party ~~to the other~~ at least-ninety (90) days prior to expiration of this lease or the end of any year of continuation.

**Review of Lease** - A written request is required for general review of the lease or for consideration of proposed changes by either party, at least sixty (60) days prior to the final date for giving notice to terminate the lease as specified above.

**Partnership** - It is ~~particularly~~ understood and agreed that this lease shall not be deemed to be, nor intended to give rise to a partnership relation between the Landlord and Tenant.

**Transfer of Property** - If the Landlord should sell or otherwise transfer title to the leased premises, such action will be done subject to the provisions of this lease.

**Right of Entry** - The Landlord, its employees and its agents as well as agents and employees of the Landlord, reserve the right to enter the Leased Premises property at any reasonable time to (a) consult with the Tenant; (b) conduct inspections, make repairs or improvements; and inspections and (c) (after notice of termination of the Lease is given) do tilling, seeding, fertilizing, and any other customary seasonal work, none of which is to interfere with the Tenant in carrying out regular operations.

**No Right to Sublease** – The Landlord does not convey to the Tenant any right to lease or sublease any part of the Leased Premises or to assign this Lease to any person or persons whomsoever.

**Use of Land** - The Leased Premises land shall be used for agricultural purposes only. If it is impractical to farm the entire Leased Premises, that portion of the land not used for farming shall be maintained to include regular mowing *at least yearly annually with a mowing height not to exceed eight inches*, and brush removal. It is agreed the Tenant shall provide the labor necessary to maintain the Leased Premises during the Lease term and any renewal thereof, in as good condition as it was at the Lease commencement. Normal wear, ~~depreciation~~ and damage beyond the Tenant's control are expected. Tenant shall *lime, fertilize, and spray the fields for weed control using approved agricultural methods and standards*, in accordance with generally accepted farm practice for the State of Connecticut. The Tenant shall control soil erosion in accordance with an approved conservation plan and shall keep in good repair all terraces, open ditches, inlets and drainage outlets ~~outlets of drains~~, preserve all established watercourses or ditches including grassed waterways; and refrain from any operation or practice that will damage ~~injure~~ or destroy such structures. Prior to application, the Tenant shall provide a list of fertilizers, pesticides, herbicides or other "agents" proposed to be applied to the soil Leased Premises. *Any harvested crops may be stored on site. at a location chosen by the Town. No harvested crops may be stored over one year, and all harvested hay crops must be removed at end of the lease.*

**Structures** – The Lease does not include the use of any structure currently standing on the property. The Tenant agrees not to erect or permit to be erected on the property any non-removable structure or building or add any electrical wiring, plumbing to any free-standing structure without the prior written consent of the Landlord.

**Improvements** – The Landlord agrees to allow the Tenant to make minor improvements of a temporary or removable nature which do not mar the condition or appearance of the Leased Premises such as cutting brush to enable crossing the brook to access the lot on the west side of said brook. Improvements would be made at the at the Tenant's expense and in accordance with the Town's required permitting process and Land Use approvals.

**Obligation** – Neither party hereto shall pledge the credit of the other party hereto for any purpose whatsoever without the prior written consent of the other party. Neither party shall be responsible for debts or liabilities incurred, or damages caused by the other party. *The Lessee must have a means to fulfill lease terms; and references must be provided*

**Insurance** – At all times during the Term of this Lease, the Tenant shall, at its sole cost and expense, procure and maintain for the benefit of itself and the Town, sufficient insurance meeting the Town’s requirement of a \$1,000,000 general liability policy. The Town shall be named as an additional insured and a certificate of insurance (ACORD) displaying compliance with said requirements shall be provided to the Town prior to Tenant commencement of use of the Leased Premises.

TENANT AND LANDLORD HEREBY CONSENT AND AGREE TO ALL OF THE TERMS AND CONDITIONS CONTAINED ABOVE.

TOWN OF LEDYARD

\_\_\_\_\_  
Witness By \_\_\_\_\_  
Fred B. Allyn, III, Mayor

\_\_\_\_\_  
Witness By \_\_\_\_\_  
Tenant

INSERT MAP OF LEASED PREMISES

DRAFT