

Lease
By and Between the
Town of Ridgefield and Cornerstone Home & Gardens, Inc.

THIS LEASE, dated the _____ day of _____, 2022, is made by and between the TOWN OF RIDGEFIELD, a municipal corporation of the State of Connecticut, having its territorial limits in Fairfield County, whose address is 400 Main Street, Ridgefield, Connecticut 06877 (the "Landlord"), and Cornerstone Home & Gardens, Inc., a Connecticut corporation whose address is PO Box 898, Ridgefield, Connecticut 06877 (the "Tenant").

WITNESSETH THAT:

Demise and Taking. The Landlord hereby demises and leases unto the Tenant, and the Tenant hereby hires and takes from the Landlord, certain parcel of land located in the Town of Ridgefield, consisting of approximately 7,000 S.F., being a portion of the "McKeon Farm" (the "Premises"). The Premises are more particularly described in Exhibit A, attached hereto and made a part hereof. These are designated as the garden area in the Upper Meadow of the farm.

Term. The term of this Lease shall be for a period of five (5) years beginning on _____, 2022 (the "Commencement Date"). Tenant shall have the option to renew this Lease upon sixty (60) day written notice to Landlord for an additional five-year term on the same terms and conditions as the original term hereof.

Rent; Annual Increase; Late Charge.

(a) **Rent.** During the term of this lease, the annual rent ("Rent") shall be ONE DOLLAR (\$1.00) per year payable in advance on or before the Commencement date.

THE ABOVE LETTING IS UPON THE FOLLOWING TERMS AND CONDITIONS:

FIRST- Quiet Enjoyment. The Landlord covenants that the Tenant, on paying the said rental and performing the covenants and conditions in this Lease contained, shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid.

SECOND- Use. The Tenant covenants and agrees to use the demised premises for the purpose of providing a supportive agricultural worksite for individuals on the autism spectrum and related disabilities, and no other purpose without the consent of the Landlord.

THIRD- Re-entry, Etc. Upon Default by Tenant. If the Tenant shall default in the performance of any material condition or term hereto or if the demised premises shall be deserted or vacated, the Landlord

or its agents shall have the right to and may enter said premises as the agent of the Tenant, either by force or otherwise, without being liable for any persecution or damages, therefore, and may relet said premises as sees fit, and all rights of the Tenant to repossess said premises under this Lease shall be forfeited. The Tenant agrees to pay, as additional rent, all attorney's fees and other expenses incurred by the Landlord in enforcing any of the obligations under this Lease, including those related to a summary process proceeding based upon Tenant's default.

FOURTH- Subletting, Licensing. The Tenant shall not sub-let, license or allow licensing of the demised premises nor any portion thereof, nor shall this Lease be assigned by the Tenant without the prior written consent of the Landlord.

FIFTH- Condition and Repairs. The Tenant has examined the demised premises, and accepts them in their present condition "as is" (except as otherwise expressly provided herein) and without any representations on the part of the Landlord or its agents as to the present or future condition of said premises.

As a further condition hereof the Tenant agrees as follows:

1. During the term hereof:
 - a. The Conservation Commission may inspect the site from time to time in its sole discretion.
 - b. Tenant shall provide safety instruction for all attendees on the Premises.

2. The Tenant shall follow maintenance and reporting responsibilities:
 - a. The Tenant shall provide monthly reports to the Conservation Commission. The report shall address work completed, any problems encountered and expected work for the coming month.
 - b. The Tenant shall continuously maintain the site in a clean and orderly fashion.
 - c. The Tenant shall provide constant supervision of the autistic individuals while they are on the Premises.
 - d. The Tenant shall limit bus traffic to one bus trip into the site in the AM and one bus trip from the site in the PM (unless there are unusual conditions).
 - e. The Tenant shall limit physical changes to the following:
 - Garden Fencing: Solar fence, stakes for garden protection and animal deterrence.
 - Rototiller rows for the vegetable plantings.
 - Tomato cages, lattice and other stakes for growing.
 - On-site hose for watering garden when needed.
 - Impermeable plastic tarps.

- Gardening tools, carts and pails on a temporary basis.
 - Garden bench or chairs - no more than two
- f. The Tenant shall clean up and take away all garden planting materials at the end of the fall growing season.
- g. The Tenant shall engage in organic land care practices on the site.

SIXTH- Mechanic's Liens. In the event that any mechanic's lien is filed against the demised premises as a result of alterations, additions or improvements made by the Tenant, the Landlord, at its option, after thirty (30) days' prior written notice to the Tenant, may pay said lien, may terminate this Lease and may pay said lien, without inquiring into the validity thereof, same constituting a default under this Lease by the Tenant, and the Tenant shall forthwith reimburse the Landlord the total expense incurred by the Landlord in discharging said lien, as additional rent hereunder.

SEVENTH-Intentionally Deleted.

EIGHTH - Hold Harmless; Insurance. Tenant shall, and hereby does, hold the town free and harmless from any and all liability as a result of the use by Tenant of the Premises as provided above, and shall, at its sole cost and expense, obtain, and at all times during the term of this Agreement maintain, liability insurance in the minimum amount of \$1,000,000 single limit, naming the Town, and those claiming by, through or under the Town, as their interest may appear, as an insured.

NINTH- Utilities, Etc. Tenant shall pay for the cost of all utilities required by this lease.

TENTH - Right of Entry. The Landlord, or its agents, shall have the right to enter, upon prior written notice the demised premises at reasonable hours in the day or night to examine the same, or to run telephone or other wires, or to make such repairs, additions or alterations as it shall deem necessary for the safety, preservation or restoration of the improvements, or for the safety or convenience of the occupants or users thereof (there being no obligation, however, on the part of the Landlord to make any such repairs, additions or alterations), or to exhibit the same to prospective purchasers and/or mortgagees and put upon the premises a suitable "For Sale" sign. For three months prior to the expiration of the demised term, the Landlord, or its agents, may similarly exhibit the demised premises to prospective tenants, and may place the usual "To Let" signs thereon.

ELEVENTH- Intentionally Deleted.

TWELFTH- Observance of Laws, Etc. The Tenant agrees to observe and comply with all laws, ordinances, rules and regulations of the Federal, State, County and **Municipal** authorities applicable to the business to be conducted by the Tenant in the demised premises.

THIRTEENTH- Intentionally Deleted.

FOURTEENTH - Default by Tenant. In case of violation by the Tenant of any of the covenants, agreements and conditions of this Lease and upon failure to discontinue such violation within ten (10) days after written notice thereof given to the Tenant, this Lease shall thenceforth, at the option of the Landlord, become null and void, and the Landlord may re- enter without further notice or demand and, in such case, the Landlord shall thereupon have all the rights and remedies hereunder and shall be entitled to lost rentals, damages, etc., all in accordance with the terms and provisions of Paragraph Third above. The provisions of the preceding sentence requiring fifteen (15) days' notice shall not apply, however, to the Tenant's failure, neglect or refusal to pay rent within the fifteen- (15) day grace period already in Paragraph Third hereof. No waiver by the Landlord of any violation or breach of condition by the Tenant shall constitute or be construed as a waiver of any other violation or breach of condition, nor shall lapse of time after breach of condition by the Tenant before the Landlord shall exercise its option under this paragraph operate to defeat the right of the Landlord to declare this Lease null and void and to reenter upon the demised premises after the said breach or violation.

If the Tenant shall so violate any of the covenants, agreements or conditions of this Lease, including the rental provisions, then this Lease shall thereupon, at the option of the Landlord, by virtue of this expressed stipulation herein, expire and terminate, and the Landlord may, at any time thereafter, re-enter the demised premises, as aforesaid, and without such re-entry, may recover possession thereof in the manner prescribed by the statute relating to summary process; it being understood that no demand for rent, and no re-entry for condition broken, as a common law, shall be necessary to enable the Landlord to recover such possessions pursuant to said statute relating to summary process, but all right to any such demand or any such re-entry is hereby expressly waived by said Tenant.

Whenever this Lease shall terminate either by lapse of time or by virtue of any of the expressed stipulations herein, the Tenant hereby waives all right to any notice to quit possession, as prescribed by the statute relating to summary process, as well as any right to trial by jury.

No delay or delays in the payment of the Rent reserved in manner and/or times stipulated and no failure of the Landlord to enforce the covenants, agreements and conditions of this Lease or rules or regulations now or hereafter to be established by the Landlord upon such occasion or in case of default of any covenants, agreements and conditions of this Lease herein contained or such rules or regulations on the part of Tenant to be performed, shall be construed as creating a custom of preferred payments or as a waiver of any of the said covenants, agreements and conditions of this Lease or such rules or regulations or the Landlord's right to terminate this Lease or otherwise enforce the provisions hereof.

After service of a Notice to Quit, commencement of a suit, including a summary process

proceeding and/or obtaining of a final judgment for any cause arising under of this lease or the breach hereof, the Landlord may still receive and collect, for use and occupancy of the demised premises by the Tenant, any "rent" or "additional rents" due hereunder, without prejudice to or waiver of or effect upon the said Notice to Quit, suit or judgment.

FIFTEENTH- Notices. All notices and demands, legal or otherwise, incidental to this Lease, or the occupation of the demised premises, shall be in writing. If the Landlord or its agent desires to give or serve upon the Tenant any notice or demand, it shall be sufficient to send a copy thereof by registered or certified mail addressed to the Tenant at the demises premises or to leave a copy thereof with a person of suitable age found on said premises, or to post a copy thereof upon the door to said premises. Notices from the Tenant to the Landlord shall be sent by registered or certified mail or delivered to the Landlord at 400 Main Street, Ridgefield, Connecticut 06877, or to such other party or place as the Landlord may from time to time designate in writing.

SIXTEENTH - Bankruptcy, Insolvency. If, at any time during the term of this Lease, the Tenant shall make any assignment for the benefit of creditors, or be decreed insolvent or bankrupt according to law, or if a receiver shall be appointed for the Tenant, then the Landlord may, at its option, terminate this Lease, exercise of such option to be evidenced by notice **to** that effect served upon the assignee, receiver, trustee or other person in charge of the liquidation of the property of the Tenant or the Tenant's estate, but such termination shall not release or discharge any payment of rent payable hereunder and then accrued, or any liability then accrued by reason of any agreement or covenant herein contained on the part of **the** Tenant or the Tenant's legal representatives. **In** any such case, the Landlord shall also be entitled to the rights and remedies called for under Paragraphs Third and Fourteenth hereof related to the balance of the term of this Lease.

SEVENTEENTH- Holding Over. In the event that the Tenant shall remain in the demised premises after the expiration of the term of this Lease without having executed a new written lease with the Landlord, such holding over shall not constitute a renewal or extension of this Lease. The Landlord may, at its option, elect to treat the Tenant as one who has not removed at the end of its term, and, thereupon, be entitled to all the remedies against the Tenant provided by law. In that situation, the Landlord may elect, at its option, to construe such holding over as a tenancy from month to month, subject to all the terms and conditions of this Lease, except as to duration thereof.

EIGHTEENTH-Intentionally Deleted.

NINETEENTH- Conferrence of Tenant's Rights. No rights are to be conferred upon the Tenant until this Lease has been signed by the Landlord, and an executed copy of the Lease has been delivered to the Tenant.

TWENTIETH - Exclusivity of Rights. The foregoing rights and remedies are not intended to be exclusive but in addition to all rights and remedies that the Landlord or Tenant would otherwise have

by law.

TWENTY-FIRST-Binding Effect. All of the terms, covenants and conditions of this Lease shall inure to the benefit of and be binding upon the respective successors and assigns of the parties **hereto.**

TWENTY-SECOND- Force Majeure. This Lease and the obligation of Tenant to pay rent hereunder and perform all of the other covenants and agreements hereunder on part of the Tenant to be performed shall in no way be affected, impaired or excused because the Landlord is unable to supply or is delayed in supplying any service expressly or implicitly to be supplied or is unable to make, or is delayed in making any repairs, additions, alterations or decorations or is unable to supply or is delayed in supplying any equipment or fixtures if the Landlord is prevented or delayed from so doing by reason of governmental preemption in connection with a National Emergency declared by the President of the United States or in connection with any rule, order or regulation of any department or subdivision thereof of any governmental agency or by reason of the conditions of supply and demand which have been or are affected by the war.

TWENTY-THIRD- No Oral Change. This instrument may not be changed orally.

TWENTY-FOURTH- Intentionally Deleted.

TWENTY-FIFTH- Intentionally Deleted.

TWENTY-SIXTH- Hazardous Waste Indemnity. The Tenant covenants that, throughout the term of this Lease, it will use the demised premises in compliance with the provisions of all statutes and laws of the State of Connecticut, and the rules and regulations of all agencies of the State of Connecticut, having jurisdiction over the protection of the environment, and the U.S. Environmental Protection Agency, as the same now exist or may hereafter be amended, and of all regulations issued thereunder as the same may now exist or may hereafter be amended, and of all regulations issued thereunder as the same may now exist or may hereafter be promulgated or amended.

The Tenant shall not knowingly at any time permit to be used, stored or kept on the demised premises any "chemical liquids", "hazardous waste", "solid, liquid or gaseous products" or "waste oil" as those terms may be defined by statutes and laws of the State of Connecticut as the same now exist or may hereafter be amended, except in accordance with applicable law and regulations.

The Tenant shall, upon the request of the Landlord, either during the term of the Lease or at the expiration thereof, take all steps and perform all acts necessary and required to remove, remedy and correct, at the sole expense of the Tenant, any condition at the demised premises caused in whole or in part by discharge, spillage, uncontrolled loss, seepage or filtration caused by the Tenant or

"oil or petroleum" or "chemical liquids" or "solid, liquid or gaseous products" or "hazardous waste" or "waste oil" which may occur at any time during the term of the Lease and arising from the Tenant's use and occupancy of the demises premises, to perform such removal, remedy or correction diligently and within a reasonable time, and to comply with all orders of governmental agencies which may be issued with respect to such discharge, spillage, uncontrolled loss, seepage or filtration of any "chemical liquids", "hazardous waste", "solid, liquid or gaseous products" or "waste oil" at the demised premises which may occur in violation by Tenant of any provision of this Paragraph Twenty-Sixth.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

TOWN OF RIDGEFIELD, LANDLORD

By _____
Rudy Marconi, First Selectman

CORNERSTONE HOME & GARDENS, INC.

By _____

McKeon Farm

