



Tompkins County Clerk Recording Page

Return To

DELAWARE RIVER SOLAR, LLC
140 EAST 45TH STREET
NEW YORK, NY 10017

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **LEASE**

Grantor (Party 1)

YOUNG, JOHN F

Fees

Recording Fee	\$20.00
TP-584 Form Fee	\$5.00
Pages Fee	\$30.00
State Surcharge	\$20.00
Total Fees Paid:	\$75.00

Receipt Number: 24-397346

Grantee (Party 2)

MONGAUP RIVER SOLAR LLC

Transfer Amt: \$0.00

Instrument #: 2024-01909

Transfer Tax #: 001199

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on February 29th, 2024 at 3:06:09
PM with a total page count of **6**.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

MEMORANDUM OF LEASE

Section: 44

Block: 1

Lot: 1.2 & 3.3

This is a Memorandum of Lease ("Memorandum") made and entered into as of this 26 day of February, 2024, by and between John F. Young, Susan M. Barnett, James R. Young, and Julie R. Young (hereinafter "Lessor"), with an address at 3105 N Triphammer Rd Suite 1 Lansing, NY 14882 and **MONGAUP RIVER SOLAR, LLC**, a New York limited liability company (hereinafter "Lessee"), with an office at 140 East 45 Street, Suite 32B-1, New York, New York 10017, upon the following terms:

1. **Lease.** The provisions set forth in a written lease between the parties hereto dated 2/26/24 the "Lease"), are hereby incorporated by reference into this Memorandum.

2. **Demised Premises.** The Demised Premises which are the subject of the Lease are a portion of the property located at North Triphammer Road, Lansing, NY 14882 and being more particularly described as follows: **See Attached Exhibit "A"**

3. **Commencement Date of Lease.** The Lease shall be deemed to have commenced on Feb. 26, 2024 ("Effective Date") as set forth within the terms of the Lease.

4. **Term.** The term of the Lease ("Term") commenced on the Effective Date of the Lease and ends on the thirty (30) year anniversary of the Commercial Operation Date (as described in the Lease) of the solar facility to be constructed by Lessee on the Demised Premises ("System"). Lessee shall have the right, at its election, to extend the Term of the Lease by two (2) extension periods of five (5) years each or in any other such manner as prescribed in the Lease.

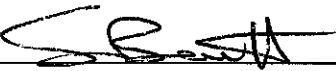
5. **Successor and Assigns.** The Lease Agreement provides that the provisions of the Lease Agreement run with the land and are binding upon and inure to the benefit of the successors and assigns of each party.

6. **Purpose.** It is expressly understood and agreed by all parties that the sole purpose of this Memorandum of Lease is to give record notice of the Lease; it being distinctly understood and agreed that said Lease constitutes the entire lease and agreement between Lessor and Lessee with respect to the Demised Premises and is hereby incorporated by reference. The Lease contains and sets forth additional rights, terms, conditions, duties, and obligations not enumerated within this instrument which govern the Lease. This Memorandum is for information purposes only and nothing contained herein may be deemed in any way to modify or vary any of the terms or conditions of the Lease. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall control.

7. **Counterparts.** Counterpart originals may be assembled in order to make one complete copy of this Memorandum and all such counterpart originals, when taken together, shall comprise but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease pursuant to due authorization on the dates herein acknowledged.

LESSOR:



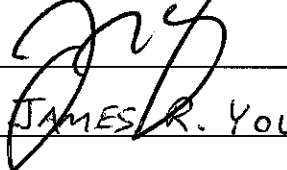
Name: SUSAN M. BARNETT

LESSOR:



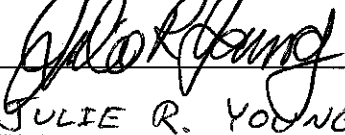
Name: JOHN F. YOUNG

LESSOR:



Name: JAMES R. YOUNG

LESSOR:



Name: JULIE R. YOUNG

LESSEE:

Mongaup River Solar, LLC

By: 

Name: PETER DOLGOS

Title: SVP

STATE OF NEW YORK :
: ss.:
COUNTY OF TOMPKINS :

On the 12th day of February, 2024 before me, the undersigned, personally appeared JOHN F. YOUNG, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted executed the instrument.

Angela P. Zhe
Notary Public

ANGELA P. ZHE
Notary Public, State of New York
No. 01ZH6168176
Qualified in Tompkins County
My Commission Expires June 11, 2027

STATE OF NEW YORK :
: ss.:
COUNTY OF TOMPKINS :

On the 12th day of February, 2024 before me, the undersigned, personally appeared SUSAN M. BARNETT, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted executed the instrument.

Angela P. Zhe
Notary Public

ANGELA P. ZHE
Notary Public, State of New York
No. 01ZH6168176
Qualified in Tompkins County
My Commission Expires June 11, 2027

COMMONWEALTH OF PENNSYLVANIA :
: ss.:
COUNTY OF McKEAN :

On the 5 day of February, 2024 before me, the undersigned, personally appeared JAMES R. YOUNG and JULIE R. YOUNG, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted executed the instrument.

Melissa Jo Smith
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Melissa Jo Smith, Notary Public
McKean County
My commission expires March 22, 2025
Commission number 1155487
Member, Pennsylvania Association of Notaries

STATE OF NEW YORK :

COUNTY OF NEW YORK : ss.:

On the 26 day of February, 2024 before me, the undersigned, personally appeared Peter Aulisio, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted executed the instrument.

[Signature] 02/26/24
Notary Public

GARRETT CHRISTOPHER HERMANN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HE6437332
Qualified in Kings County
My Commission Expires 08-01-2026

Record and Return to:
Mongaup River Solar, LLC
140 East 45th Street, Suite 32B-1
New York, NY 10017

EXHIBIT "A"
Description of Demised Premises

All that tract or parcel of land situate in the Town of Lansing, County of Tompkins and State of New York, being approximately 67 acres of the Property, as depicted in the site plan below, to be replaced by a legal description upon completion of a survey.

Notwithstanding anything to the contrary herein, the final Premises will not include any of the Property highlighted in "/////" being 300 feet along North Triphammer Road immediately South of Tax Parcel 44.1-1-1.1 and being a depth of approximately 290 feet.

[map of site plan]

