



Tompkins County Clerk Recording Page

Return To

HARRIS BEACH LLP
ENV

Maureen Reynolds, County Clerk

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

Document Type: **LEASE**

Receipt Number: 19-245921

Grantor (Party 1)

LANSING RENEWABLES LLC

Grantee (Party 2)

TOMPKINS COUNTY INDUSTRIAL AGENCY

Fees

Recording Fee	\$20.00
TP-584 Form Fee	\$5.00
Pages Fee	\$40.00
State Surcharge	\$20.00
Total Fees Paid:	\$85.00

Transfer Amt: \$0.00

Instrument #: 2019-12306

Transfer Tax #: 000432

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on October 3rd, 2019 at 1:44:43 PM with a
total page count of **8**.

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

Record and Return To:

Harris Beach PLLC
99 Garnsey Road
Pittsford, New York 14534
Attn: Amy Abbink, Paralegal

**MEMORANDUM OF LEASE AGREEMENT
PURSUANT TO SECTION 291-c OF THE REAL PROPERTY LAW
(Company to Agency)**

THIS **MEMORANDUM OF LEASE AGREEMENT**, dated as of September 1, 2019 (the "Lease Agreement"), is by and between **LANSING RENEWABLES, LLC**, a limited liability company duly formed and validly existing pursuant to the laws of the State of Delaware and duly authorized to conduct business in the State of New York, with a business address c/o Nexamp, Inc., 101 Summer Street, 3rd Floor, Boston, Massachusetts 02110 (the "Company") and the **TOMPKINS COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly existing under the laws of the State of New York, having its offices at 401 East State Street, Suite 402B, Ithaca, New York 14850 (the "Agency").

1. Reference to Lease Agreement: Sublease Agreement, dated as of September 1, 2019 (the "Sublease Agreement"), whereby the Company subleases the Subleased Premises (as defined below) to the Agency.

2. Description of the Subleased Premises: Certain real property and improvements located at 339 Jerry Smith Road, Town of Lansing, Tompkins County, New York, as more particularly described on **Exhibit A** attached hereto (the "Subleased Premises").

3. Term of Lease Agreement: Commencing as of September 1, 2019; ending December 31, 2040.

4. Date of Commencement: As of September 1, 2019.

5. Date of Termination: December 31, 2040.

6. Rights of Extension or Renewal: None.

Address: 339 Jerry Smith Road
Town of Lansing, Tompkins County, New York

Tax Map Identification Numbers: 16.-1-10

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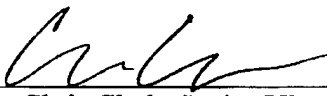
[Signature Page to Memorandum of Sublease Agreement]

IN WITNESS WHEREOF, the Company and the Agency have caused this Memorandum of Lease Agreement to be executed in their respective names by their respective Authorized Representatives, all as of the date first written above.

LANSING RENEWABLES, LLC

By: Green Eagle Solar VI, LLC,
a Delaware limited liability company,
its Sole Member

By: Nexamp Capital, LLC,
a Delaware limited liability company,
its Managing Member

By: 
Chris Clark, Senior Vice President

**TOMPKINS COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____
Heather D. McDaniel
Administrative Director

[Signature Page to Memorandum of Sublease Agreement]

IN WITNESS WHEREOF, the Company and the Agency have caused this Memorandum of Lease Agreement to be executed in their respective names by their respective Authorized Representatives, all as of the date first written above.

LANSING RENEWABLES, LLC

By: Nexamp Capital, LLC,
as its sole member

By: _____
Chris Clark
Senior Vice President

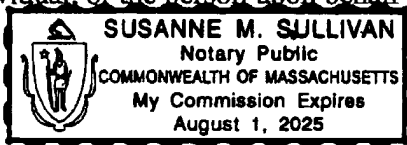
**TOMPKINS COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____
Heather D. McDaniel
Administrative Director

[Acknowledgment Page to Memorandum of Sublease Agreement]

STATE OF Massachusetts)
COUNTY OF Suffolk) SS.:

On the 20th day of September in the year 2019, before me, the undersigned, personally appeared **CHRIS CLARK**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Susanne M. Sullivan
Notary Public Susanne M. Sullivan

STATE OF NEW YORK)
COUNTY OF TOMPKINS) SS.:

On the ____ day of September in the year 2019, before me, the undersigned, personally appeared **HEATHER D. MCDANIEL**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

[Acknowledgment Page to Memorandum of Sublease Agreement]

STATE OF)
COUNTY OF) SS.:

On the ____ day of September in the year 2019, before me, the undersigned, personally appeared **CHRIS CLARK**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
COUNTY OF TOMPKINS) SS.:

On the 17 day of September in the year 2019, before me, the undersigned, personally appeared **HEATHER D. MCDANIEL**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

INA K ARTHUR
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01AR6197562
QUALIFIED IN TOMPKINS COUNTY
COMMISSION EXPIRES DECEMBER 1, 2020

Notary Public

EXHIBIT A

Legal Description of Subleased Premises

Certain solar equipment sites located in the Town of Lansing, Tompkins County, New York, located on all or a portion of the following:

PARCEL NO. 1: Commencing at a point in the north boundary of said Lot No. 62, said boundary being the center line of a highway running east and west and said point of beginning being at the northeast corner of lands formerly owned by David Barber and later by Adelaide C. Chittenden; thence south 9.70 chains; thence west 5.25 chains; thence south 12.75 chains; thence west 11.88 chains; thence south 17.67 chains to lands formerly owned by Miriam Strong and later by Richard Teeter; thence east 7.70 chains; thence north 14 chains; thence east 14.34 chains; thence north 26 chains to the north boundary of said Lot No 62; thence west along said boundary 5 chains to the place of beginning; containing about 39 acres of land. Excepting and reserving therefrom a small parcel of about 38 rods which was conveyed on June 30, 1845 by Nathan Beard to Darius Hall.

PARCEL NO. 2: Commencing at a point in the north boundary of said Lot No. 62 at the northeast corner of lands formerly owned

by Darius Hall; thence south 22.50 chains to a stake; thence east 11.94 chains; thence north $\frac{1}{4}^{\circ}$ east 12.78 chains; thence east 5.21 chains; thence north 9.70 chains to the north boundary of said Lot No. 62 in the center line of the highway; thence west along the center line of the highway 17.20 chains to the place of beginning, containing 31.97 acres of land, more or less.

Being the same premises conveyed to the Grantors herein by Helen M. Tait by deed dated March 27, 1950 recorded in Tompkins County Clerk's Office in Book 330 of Deeds at page 134.

SUBJECT however, to the following:

1) The rights of the public in and to that portion within the bounds of the public highway.

2) A right of way for clearing trees granted to the New York State Electric & Gas Corporation by instrument dated March 15, 1957 recorded in said Clerk's Office in Book 398 of Deeds at page 373.

3) A right of way granted to New York Telephone Company by agreement dated April 10, 1968 recorded in said Clerk's Office in Book 474 of Deeds at page 786 for buried telephone cable.

4) A right of way granted to the New York Telephone Company by agreement dated May 15, 1972 recorded in said Clerk's Office in Book 500 of Deeds on page 107, for buried cable.

EXCEPTING, however, a parcel conveyed to the New York State Electric & Gas Corporation of a width of 400 feet described by Deed dated March 4, 1954, recorded in Book 365 of Deeds at page 573. The Grantors hereby convey to the Grantees any rights of way, rights of passage or rights of use reserved to them in said conveyance to the New York State Electric & Gas Corporation.