

NORTH CAROLINA

CUMBERLAND COUNTY

LAND LEASE AGREEMENT

This Land Lease entered into by and between the Stoney Point Fire Department, Inc., a North Carolina Non-Profit Corporation (hereinafter "SPFD") and the Cumberland County Fire Chiefs' Association, Inc., a North Carolina Non-Profit Corporation (hereinafter "Fire Chiefs' Association"), this the ____ day of May, 2020.

WITNESSETH

WHEREAS, SPFD owns an approximate 12½ acre tract of land in Cumberland County, the address being 2190 Lake Upchurch Road [PIN #: 9493-76-5820, Deed Book 7554, Page 0562] which it utilizes as its "Lake Upchurch Station" for fire protection services, hereinafter referred to as the "Subject Property"; and

WHEREAS, the Fire Chiefs' Association owns and maintains various large pieces of equipment and material used for firefighting, rescue and hazardous material abatement activities which is shared among the various fire departments within Cumberland County; and

WHEREAS, the Fire Chiefs' Association needs land upon which to build a facility to house said equipment and material; and

WHEREAS, SPFD has a vacant site available on the Subject Property for the utilization of the Fire Chiefs' Association for that purpose, hereinafter referred to as the "Leased Area".

NOW THEREFORE, for the mutual benefits to be derived hereunder, the parties agree as follows:

1. The Leased Area is approximately ¼ of an acre tract of land located in the general area of the proposed 50 x 100 foot building shown on Exhibit A; said Leased Area being

generally described as follows:

Beginning at the northwest corner of the building and running parallel to the north wall of the building in a easterly direction 110 feet; thence turning at a 90 degree angle and running 105 feet in a southerly direction; thence turning at a 90 degree angle and running 110 feet in a westerly direction; thence turning at a 90 degree angle and running 105 feet in a northerly direction to the point of beginning providing the 50 x 100 foot building site with a 5-foot walkway area on the south side of the building and a 60 foot buffer on the east side of the building for parking and turn around space, the north and west side of the buildings being zero lot line.

2. In addition to the Leased Area, during the Lease period, the SPFD will provide a 20-foot wide access lane from Lake Upchurch Road to the Leased Area in a location shown on Exhibit A and a 5-foot maintenance easement on the north side and the west side of the building.

3. The term of the Lease shall be for 10 years beginning on the date the certificate of occupancy is issued.

4. Fire Chiefs' Association will be solely responsible, financially or otherwise, for the construction of the equipment storage facility which will be a metal building approximately 100 feet by 50 feet.

5. Fire Chiefs' Association will be responsible for any maintenance, repair or improvements to the facility, but once complete, the building size will not be expanded without further written agreement of Stoney Point.

6. Stoney Point will be responsible for routine upkeep of the Leased Area, grass cutting, trash pickup, etc.

7. At any time after the first 5 years of the lease period, but during any remaining portion of the lease period, the Fire Chiefs' Association may remove its improvements. However, the Fire Chiefs' Association may not remove the concrete pad.

8. Stoney Point will be responsible for any utility related charges to the facility.

9. Fire Chiefs' Association will be responsible for insuring the building and its contents.

10. There will be no lease payments.

11. The lease may be renewed or revised by mutual agreement in writing of the parties.

STONEY POINT FIRE DEPARTMENT, INC.

By: *Daniel C. Brown*
Daniel C. Brown - President

Date: 6/30/20

Attest:

Angus R. Pate
Angus Pate - Secretary



CUMBERLAND COUNTY FIRE CHIEFS' ASSOCIATION, INC.

By: *Ronnie G. Marley*
RONNIE MARLEY - Vice-President

Date: 6/30/20

Attest:

Mark A. Melvin
MARK MELVIN - Secretary



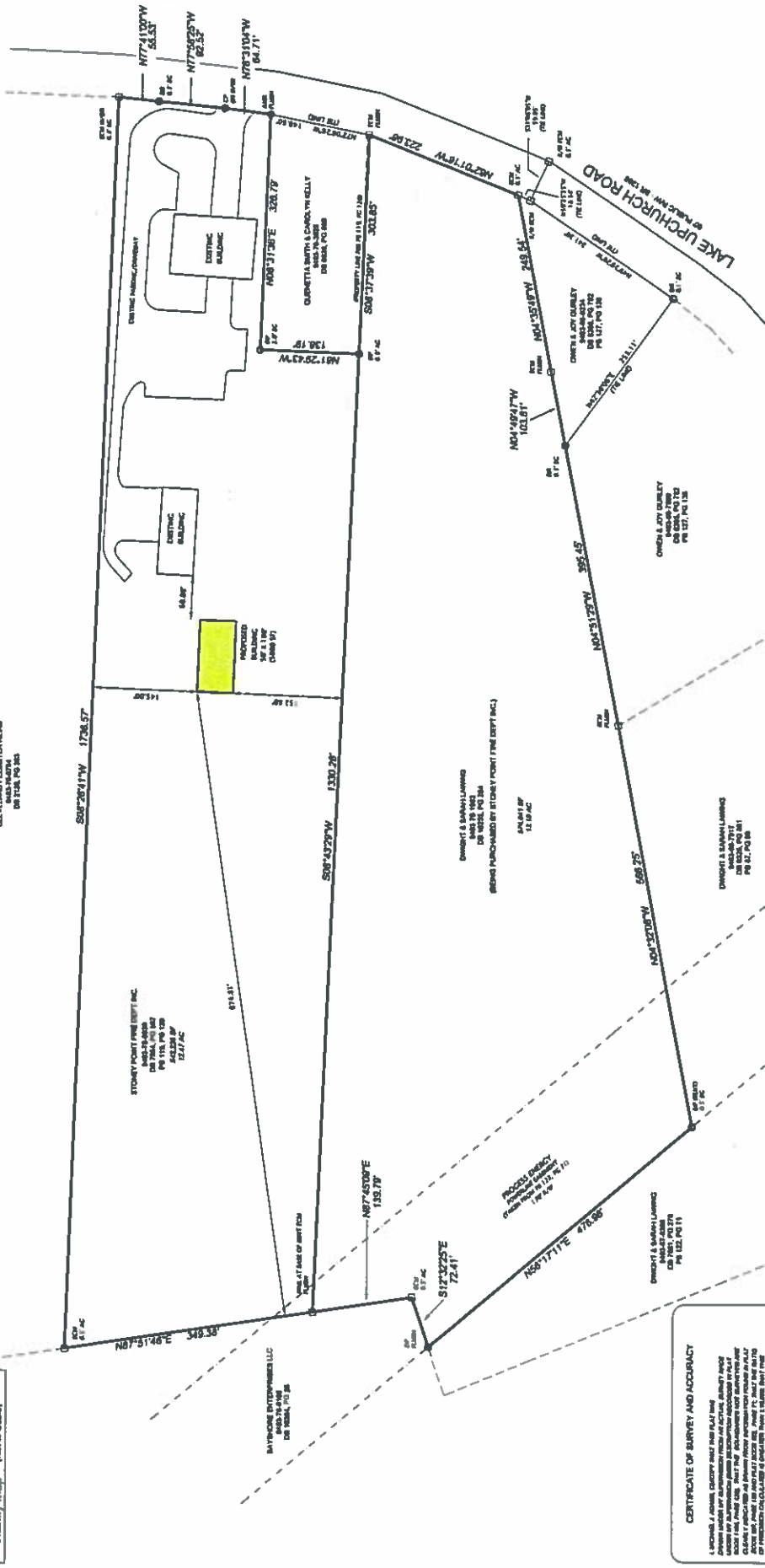
STYMBOLS

- - CENTER POINT
- - CORNER
- - SURVEYED LINE
- - - - - 75' LINE
- - - - - 40' LINE NOT SURVEYED
- - - - - PROPERTY
- - - - - EASEMENT LINE

LEGEND

- - - - - 40' SET BACK FROM HIGHWAY
- - - - - 75' SET BACK FROM HIGHWAY
- - - - - 100' SET BACK FROM HIGHWAY
- - - - - 150' SET BACK FROM HIGHWAY
- - - - - 200' SET BACK FROM HIGHWAY
- - - - - 250' SET BACK FROM HIGHWAY
- - - - - 300' SET BACK FROM HIGHWAY
- - - - - 350' SET BACK FROM HIGHWAY
- - - - - 400' SET BACK FROM HIGHWAY
- - - - - 450' SET BACK FROM HIGHWAY
- - - - - 500' SET BACK FROM HIGHWAY
- - - - - 550' SET BACK FROM HIGHWAY
- - - - - 600' SET BACK FROM HIGHWAY
- - - - - 650' SET BACK FROM HIGHWAY
- - - - - 700' SET BACK FROM HIGHWAY
- - - - - 750' SET BACK FROM HIGHWAY
- - - - - 800' SET BACK FROM HIGHWAY
- - - - - 850' SET BACK FROM HIGHWAY
- - - - - 900' SET BACK FROM HIGHWAY
- - - - - 950' SET BACK FROM HIGHWAY
- - - - - 1000' SET BACK FROM HIGHWAY

Vicinity Map (Not to Scale)



PLAT PLAN

STONE POINT FIRE DEPARTMENT INC.

REFERENCE TO T25A, P2 561 OR 1622L, P2 284

ADDRESS: 2180 LAKE UPCHURCH RD SCALE: 1" = 100'

TOWNSHIP: ROCKSWORTH DATE: MARCH 24, 2020

TAL COTY: DECE ADOVE E2B333AD-87A

COUNTY: CLATSOP COUNTY, OREGON

M.A.P.S. SURVEYING, INC.

1801 W. WASHINGTON ST.

PORTLAND, OREGON 97201

PHONE: (503) 253-1111

WWW.MAPSURVEYING.COM



NOTES

1. AREA COMPUTED BY COORDINATES
2. SET BACK FROM ALL CORNERS NOT INDICATED
3. ALL DISTANCES ARE HORIZONTAL DISTANCES
4. NO RECORDING FOLLOWS WITHIN 30' OF SUBJECT PROPERTY.
5. THERE ARE NO ENCUMBRANCES ACROSS PROPERTY LINES EXCEPT AS SHOWN ON THIS PLAN.

CERTIFICATE OF SURVEY AND ACCURACY

I, **Michael Adams**, Surveyor, do hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Oregon. I am a member of the Oregon Surveyors Association and the National Society of Professional Surveyors. I am a member of the Oregon Surveyors Association and the National Society of Professional Surveyors. I am a member of the Oregon Surveyors Association and the National Society of Professional Surveyors.

Michael Adams
Surveyor
No. 1001, P.O. 279
Clatsop County, Oregon