



Victoria F. Sheehan
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



William Cass, P.E.
Assistant Commissioner

His Excellency, Governor Christopher T. Sununu
and the Honorable Council
State House
Concord, New Hampshire 03301

Bureau of Rail & Transit
November 9, 2021

REQUESTED ACTION

Pursuant to RSA 228:57-a, authorize the Department of Transportation to enter into a **retroactive** lease agreement with Scenic Cove Condominium Association (Hilliard Road, Laconia, NH), in the amount of \$26,477.50, for the use of state-owned railroad property in Laconia, NH along Lake Winnepesaukee, commencing July 1, 2020 through June 30, 2025, and assess the one-time administrative fee of \$1,100.00, effective upon Governor and Council approval.

Lease income to be credited as follows:

04-096-096-964010-2991

Special Railroad Fund FY 2021
009-403532 Railroad Property Sale or Lease \$1,100.00

04-096-096-964010-2991

	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Lease of Railroad Property	\$5,295.50	\$5,295.50	\$5,295.50	\$5,295.50	\$5,295.50
009-403532 Railroad Property Sale or Lease					

EXPLANATION

This request is for a **retroactive** Dock Lease Agreement resulting from several administrative steps taken to develop a more comprehensive agreement that includes a more accurate description of the qualifying property and the inclusion of details that clearly describe conditions and limits of the use of, and access to the state-owned railroad corridor. Additional delays were also experienced as a result of the adverse impact of the pandemic and Bureau's ability to safely conduct site visits to confirm current property conditions. While extensive delays were realized, staff communicated with all entities and individuals seeking dock lease renewals to keep them apprised of the status and all 2020 Dock Lease renewals will be submitted separately for retroactive Governor and Council approval as they all experienced the same unforeseen delays.

The Department of Transportation received a request from Scenic Cove Condominium Association to enter into a lease for 150 linear feet of frontage along Lake Winnepesaukee on the state-owned Concord to Lincoln Railroad Line in Laconia. Scenic Cove Condominium Association is the owner of an adjacent property and had a lease for a portion of the railroad property at this location from July 13,

2005 to June 30, 2010. This agreement has been prepared consistent with RSA 228:57-a as enacted in 2009.

RSA 228:57-a allows the Department to lease portions of a railroad corridor to the owners of adjacent properties separated from the shore of public waters (as defined by RSA 271:20) by only the railroad corridor for private, non-commercial use. This lease gives the lessee the right to cross the railroad corridor to access the lake and thereby request a permit for a dock or mooring field. The cost of a lease is calculated to be \$34.97 per linear foot per year as specified in RSA 228:57-a. The annual amount for the dock rights is \$5,245.50 and an additional \$50.00 is assessed annually for the pedestrian crossing. The total annual lease fee for the subject parcel will be \$5,295.50 per year for a total of \$26,477.50 for five years.

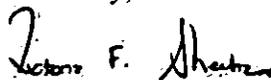
This Agreement has been reviewed and approved by the Office of the Attorney General for form and execution. Copies of the fully executed lease agreement have been provided to the Secretary of State's Office and the Department of Administrative Services. Subsequent to the Governor and Council approval, a copy of the Agreement will be on file with the Department of Transportation.

The Council of Resources and Development approved the lease on July 7, 1994.

The Long Range Planning and Utilization Committee approved the lease on June 22, 2020, item number LRCP 20-036.

Your approval of this lease agreement is respectfully requested.

Sincerely,



Victoria F. Sheehan
Commissioner

Attachments



LRCP 20-036

MICHAEL W. KANE, MPA
Legislative Budget Assistant
(603) 271-3161

State of New Hampshire

CHRISTOPHER M. SHEA, MPA
Deputy Legislative Budget Assistant
(603) 271-3161

OFFICE OF LEGISLATIVE BUDGET ASSISTANT
State House, Room 102
Concord, New Hampshire 03301

STEPHEN C. SMITH, CPA
Director, Audit Division
(603) 271-2785

June 24, 2020

Shelley Winters, Administrator
Department of Transportation
Bureau of Rail and Transit
John O. Morton Building
Concord, New Hampshire 03301

Dear Ms. Winters,

The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 228:57-a, on June 22, 2020, approved the request of the Department of Transportation, Bureau of Rail and Transit, to; 1) renew a lease with Scenic Cove Condominium Association for 150 feet of railroad frontage along Lake Winnepesaukee for a private, non-commercial dock with pedestrian at-grade crossing on the State-owned Concord to Lincoln Railroad Corridor in the City of Laconia, for the new lease fee \$5,245.50 per year, plus \$50.00 per year for a private pedestrian at-grade crossing, equaling \$5,295.50 per year for five years for a total of \$26,477.50, beginning on July 1, 2020 through June 30, 2025, and 2) assess a one-time \$1,100 Administrative Fee, subject to the conditions as specified in the request dated June 4, 2020.

This request (LRCP 05-017) for 75 feet of frontage was originally approved by the Long Range Capital Planning and Utilization Committee on May 4, 2005, with subsequent approval (LRCP 10-018) on April 13, 2010.

Sincerely,

/s/ Michael W. Kane

Michael W. Kane
Legislative Budget Assistant

MWK/pe
Attachment

Cc: Louis Barker, Railroad Planner, Bureau of Rail and Transit

STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION

LRCP 20-036

From: Louis A. Barker
Railroad Planner

Date: June 4, 2020

At: Dept. of Transportation
Bureau of Rail and Transit

thru: Shelley Winters
Administrator

Patrick Herlihy, Director
Division of Aeronautics, Rail & Transit

Stephen LaBonte, Administrator
Bureau of Right of Way

SUBJECT: Proposed Lease of State-owned Railroad Property in Laconia
RSA 228:57-a

TO: Representative John R. Cloutier, Chairman
Long Range Capital Planning and Utilization Committee

REQUESTED ACTION

- Pursuant to RSA 228:57-a, II, the Department of Transportation requests approval from the Long Range Capital Planning and Utilization Committee to renew a lease with Scenic Cove Condominium Association for 150 feet of railroad frontage along Lake Winnepesaukee for a private, non-commercial dock with pedestrian at-grade crossing on the State-owned Concord to Lincoln Railroad Corridor in the City of Laconia. The new lease fee will be \$5,245.50 per year, plus \$50.00 per year for the private pedestrian at-grade crossing. The total lease fee with crossing will be \$5,295.50 per year for five years for a total of \$26,477.50 beginning on July 1, 2020 through June 30, 2025. In addition, the Department will assess a one-time \$1,100.00 Administrative Fee. (This request was originally approved by the Long Range Capital Planning and Utilization Committee (LRCP 05-017) on May 4, 2005, with subsequent approval (10-018) on April 13, 2010.)

EXPLANATION

The New Hampshire Department of Transportation, Bureau of Rail and Transit has received a request from the Scenic Cove Condominium Association for the opportunity to lease from the Department one hundred and fifty (150) feet of railroad frontage along Lake Winnepesaukee for a private, non-commercial dock with a pedestrian grade crossing on the State-owned Concord to Lincoln railroad Corridor in Laconia.

RSA 228:57-a allows the Department to lease for private, non-commercial use portions of a railroad corridor to the owners of adjacent properties separated from the shore of public waters, as defined by RSA 271:20, by only the railroad corridor. Scenic Cove Condominium Association owns property that

abuts the railroad corridor for a distance of 150 feet. As established by RSA 228:57-a and calculated using the New England Consumer Price Index table, the cost of a lease is \$34.97 per linear foot per year. For 150 linear feet the lease fee will be \$5,245.50 per year, plus \$50.00 per year for the private pedestrian at-grade and underground utility crossing. The total lease fee with crossing will be \$5,295.50 per year for five years for a total of \$26,447.50. In addition, the Department will assess a one-time \$1,100.00 Administrative Fee.

The Department has reviewed the request and determined once again that the lease will not interfere with use of the active railroad line.

The Council on Resources and Development approved granting the original lease at this location on July 7, 1994. The Governor and Council approved a previous lease for this location on July 13, 2005.

Authorization is requested to lease this property on the State-owned Concord to Lincoln railroad corridor in Laconia to Scenic Cove Condominium Association, as outlined above.

Attachments

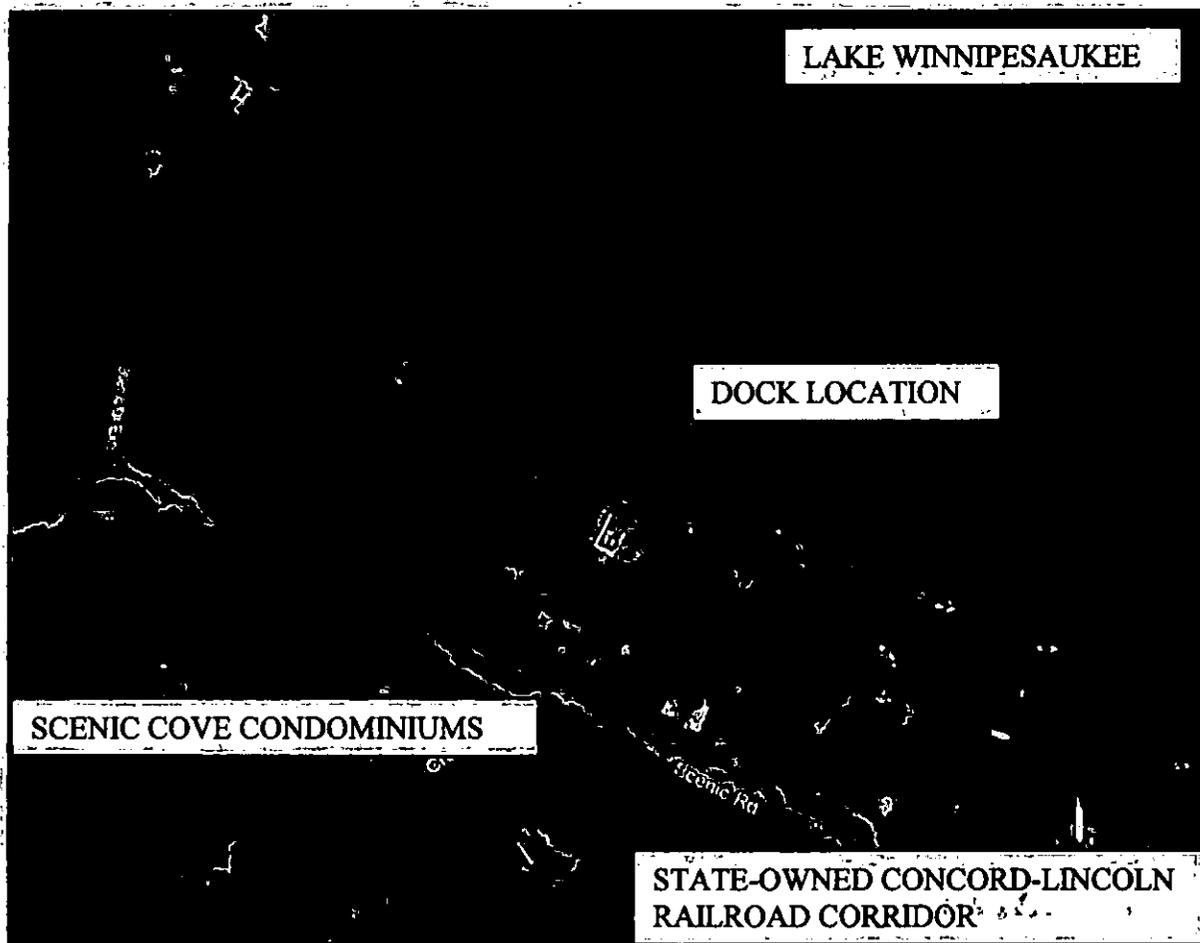
SCENIC COVE CONDOMINIUM ASSOCIATION, LACONIA
DOCK LEASE AND PEDESTRIAN CROSSING OF STATE-OWNED RAILROAD SHORE FRONT
PROPERTY
(RSA 228:57-A)

March 20, 2020

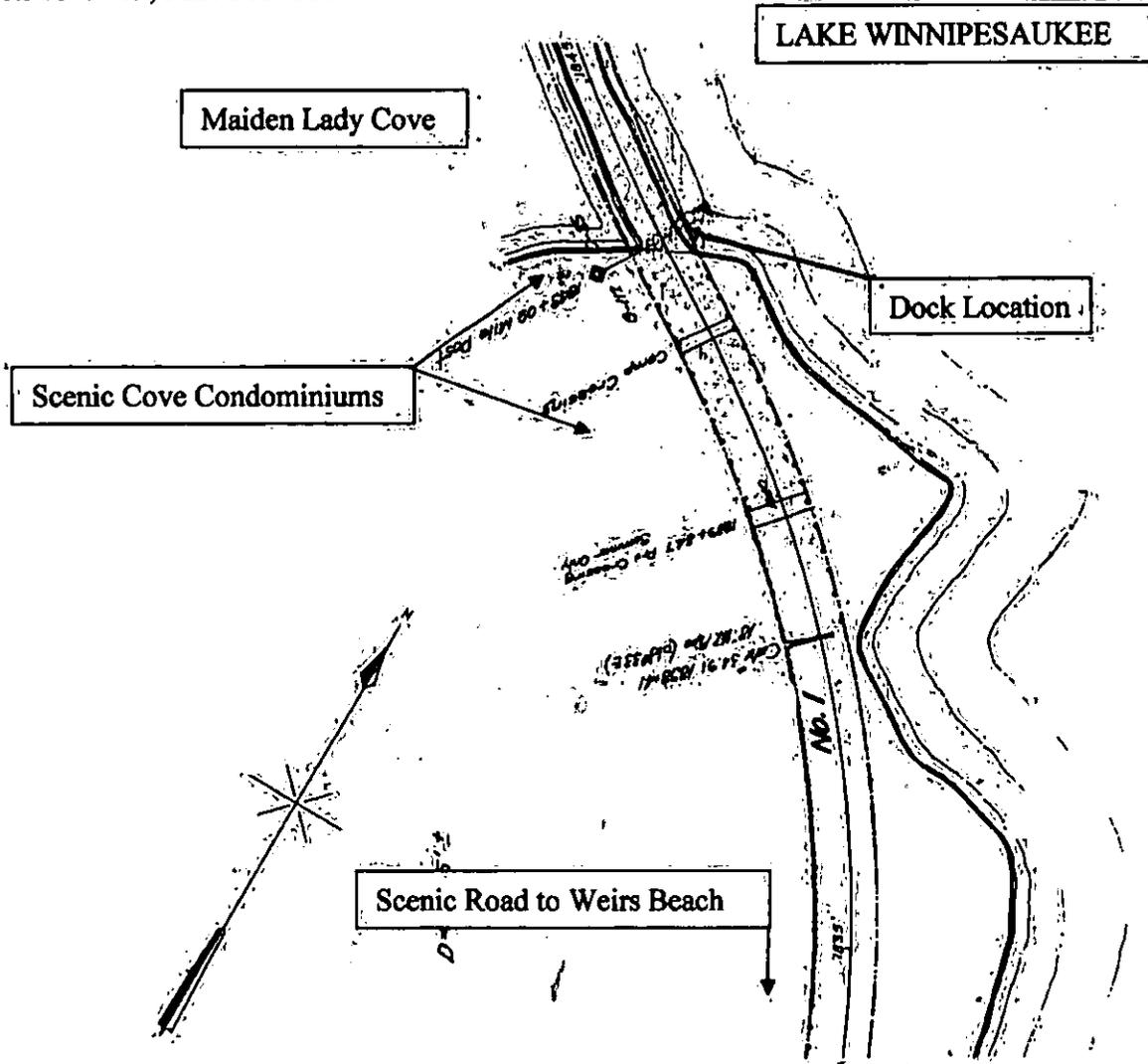


SCENIC COVE DOCK LOCATION

Scenic Cove Condominium Association, Scenic Road Laconia



Concord-Lincoln Railroad Corridor
Valuation Section 21, Sheet 71
Station 1843+09, Mile Post C35



City of Laconia

THIS LEASE, made and entered into this, between the State of New Hampshire, Department of Transportation, hereinafter called the "LANDLORD", and Scenic Cove Condominium Association, 6 Newfound Road, Windham, NH 03087 hereinafter (collectively) called the "TENANT".

WHEREAS, the LANDLORD is the owner of the hereinafter described property, which is not immediately required by the LANDLORD and has been requested by the TENANT to lease the property to the TENANT on an "as is" basis. This Lease also includes the right to construct and use an at-grade pedestrian crossing of the active railroad tracks, hereinafter called the "FACILITY".

WHEREAS, the LANDLORD is the owner of a Railroad Corridor in the City of Laconia, County of Belknap, State of New Hampshire. The State-owned Railroad Corridor is used by the Plymouth & Lincoln (Railroad Operator) under an Operating Agreement with the State of New Hampshire.

WHEREAS, the TENANT owns parcel City of Laconia Section 110, Block 234 and Lot 4 which is adjacent to the State-owned Corridor. Said parcel qualifies, per RSA 228:57-a, for the ability to lease State-owned railroad waterfront.

WHEREAS, the LANDLORD is willing to comply with said request, provided that the TENANT, as a condition to the occupancy of said premises, joins in the execution of this LEASE for the purpose of accepting each and every condition herein set forth during the occupancy of said premises by the TENANT.

NOW, THEREFORE, THIS LEASE WITNESSETH THAT:

1. DEMISE OF THE PREMISES

- 1.01 For and in consideration of the rent and the mutual covenants hereinafter stated, and the acceptance by the TENANT of each and every term and condition herein set forth, the LANDLORD hereby lease and demises to the TENANT the premises (one hundred and fifty linear feet) located adjacent to 783 Scenic Road in the City of Laconia on the State-owned Concord-Lincoln railroad line and nearly opposite Engineering Station 1842+50 to 1844+00, as shown on the attached Railroad Valuation Section 21 Map 71 dated 8-6-2020 (Attached).
- 1.02 The Landlord grants to the Tenant permission to cross a portion of the State-owned Concord-Lincoln railroad corridor to: construct, use, maintain, and reconstruct a private pedestrian crossing within the right-of-way near approximate Valuation Station 1843+50, Valuation Section 21 Sheet 71 as shown on NHDOT Bureau of Rail & Transit Plan CT-1 Typical Planked Timber Crossing dated 9-01-2020 (Attached).
- 1.03 Blank
- 1.04 The TENANT agrees to the installation of the **Emergency Notification Sign** on the west side of the tracks a minimum of 12' from the nearest rail. The TENANT agrees that it is liable for the cost of the installation, maintenance and replacement of railroad safety signage at the location of the subject crossing. The Railroad Operator or the Bureau of Rail & Transit will help determine the location of the sign. The **Emergency Notification Sign shall be white letters on blue background and include Railroad Operator's emergency number (603) 398-3483, Crossing Inventory #xxx-**

xxx (to be determined per location). See “Railroad Crossing Emergency Notification Sign” detail dated 9-16-2020 (Attached).

- 1.05 The TENANT shall review and be fully aware of the LANDLORD’s property (Right-of-Way). A Cross Section is provided noting the dimensions each direction from center line of the track system. The TENANT shall understand any activity within the right-of-way must be approved in writing by the LANDLORD. Detail dated 10-08-2020 (Attached).

2. TERM

- 2.01 The lease shall be effective on approval by the Governor and Executive Council, the term of this lease shall have commenced on July 1, 2020 and shall end on the June 30, 2025, unless terminated sooner in accordance with Condition 17.01 or 17.02.
- 2.02 The TENANT shall notify the LANDLORD no less than six months but no more than twelve (12) months of the ending date that the TENANT wishes to enter negotiations for a new LEASE for an additional five (5) year period. If the TENANT and the LANDLORD cannot agree upon a new LEASE, the TENANT shall surrender to the LANDLORD the premise in accordance with Condition 18.01.

3. SECURITY DEPOSIT AND RENT

- 3.01 The TENANT agrees to pay to the LANDLORD as a Security Deposit for demised premises the sum of n/a (\$0.00) dollars to secure the performance of the TENANT’s obligations hereunder. The LANDLORD may at its option set off all or portions of the deposit to pay for damages caused by any breach of the TENANT’s obligations hereunder. The TENANT shall not have the right to apply the security deposit in payment of any past due rent.
- 3.02 All real or personal property taxes assessed by the City of Laconia as a result of this LEASE are not included in the rent and will be paid by the TENANT. In accordance with RSA 72:23, I(b), “failure of the lessee to pay any duly assessed personal and real estate taxes when due shall be cause to terminate said lease or agreement by the lessor.”
- 3.03 Rent is calculated at 150 linear feet @ \$34.97 + Crossing Fee(s).
- 3.04 Rent shall be five thousand, two hundred, and forty-five dollars and fifty cents (\$5,245.50) per year, plus fifty dollars (\$50) per year for the private pedestrian at-grade crossing, for a total of five thousand, two hundred, ninety-five dollars and fifty cents (\$5,295.50) per year, payable in advance, due July 1st of each year to the LANDLORD at the following address:

NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
BUREAU OF FINANCE & CONTRACTS
J. O. MORTON BUILDING
PO BOX 483
CONCORD NH 03302-0483

If the total rental amount is not paid within ten (10) days after the due date, the TENANT agrees to pay a late charge of fifty (\$50.00) dollars.

4. QUIET ENJOYMENT

4.01 The LANDLORD covenants and agrees that so long as the TENANT is not in default of any of the covenants and agreements of this LEASE, the TENANT's quiet and peaceful enjoyment of the premises shall not be disturbed or interfered with by the LANDLORD or any person claiming by or through the LANDLORD.

5. USE OF PREMISES

5.01 The premises shall be used and occupied by the TENANT exclusively as a personal dock and boat mooring facility, and neither the premises nor any part thereof shall be used at any time during the term of this LEASE by the TENANT for the purpose of carrying on any other business, profession or trade of any kind. The TENANT shall comply with all laws, ordinances, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises during the term of this LEASE. The TENANT shall not use the premises in any manner that will disturb a neighbor's peaceful enjoyment of other property.

5.02 Procurement and delivery of a current Dock Permit issued by the New Hampshire Department of Environmental Services, Wetlands Bureau (NHDES) and/or a current Mooring Field Permit from Department of Safety – Safety Services-Moorings Program (NHDOS) to the LANDLORD is a condition precedent to the effectiveness of this Agreement. The TENANT agrees to furnish a copy of a current Dock Permit issued by the NHDES that has been recorded at the Registry of Deeds or a copy of a current Mooring Field Permit from NHDOS to the Bureau of Rail & Transit. Failure to furnish documentation to the Bureau of Rail & Transit will result in termination of the lease subject to the provisions of Section 16.

5.03 No TENANT or visitor or invitee of the TENANT may park any motorized vehicle on any area, which is not designated specifically for parking. No unregistered motorized vehicles shall be stored upon the premises.

6. MAINTENANCE OF PREMISES

6.01 The TENANT agrees that all work on construction, maintenance, repair, and reconstruction of said at-grade pedestrian crossing FACILITY shall be performed at a time and under conditions acceptable to the LANDLORD, and shall at no time interfere with the operation of the railroad by the LANDLORD, its lessees or assigns. The TENANT shall construct the FACILITY as shown on the NHDOT Bureau of Rail & Transit Plan CT-1 Typical Timber Planked Crossing dated 9-01-2020 (Attached)

6.02 The TENANT agrees that it is liable for the cost of all work and materials required to construct, use, maintain, repair, relocate and reconstruct said FACILITY on NHDOT Railroad Property as indicated in the Standard Prosecution of Work for a Pedestrian Crossing Constructed on NHDOT Railroad Property. Such responsibility shall include but not be limited to the cost of all on-site inspectors or

- other representatives of the LANDLORD to inspect the materials and to monitor construction and a railroad flagman, if such individuals are necessary in the sole judgment of the LANDLORD. Any deficiencies in materials, methods of construction or workmanship shall be promptly corrected to the mutual satisfaction of the TENANT and the LANDLORD. The TENANT is solely responsible for the presence of its equipment along the State-owned railroad corridor.
- 6.03 The TENANT will assume the cost of temporary removal, restoration and adjustment of the FACILITY in the event of track maintenance, track repairs or additional track installations require such modifications.
- 6.04 The TENANT shall retain the Railroad Operator responsible for maintenance of the track adjacent to the FACILITY, or, if not available, a contractor approved by the LANDLORD, to perform all railroad related track work (such as replacing and/or installing ballast, defective ties, tie plates, spikes and crossing structures) during the construction or whenever the track structure is disturbed, distorted or altered due to the existence of said FACILITY. The Operator's current fee and wage structure will be used for all services rendered by the Operator.
- 6.05 Any damage to the State-owned railroad corridor contained herein which, as determined by the LANDLORD, is caused by, results from or arises out of the installation, maintenance or presence of the TENANT's FACILITY shall be repaired by the LANDLORD. The TENANT shall fully compensate the LANDLORD for all costs associated with the repair of any such damage.
- 6.06 The TENANT shall coordinate any and all work within the State-owned railroad corridor with the Plymouth & Lincoln Railroad, and LANDLORD by contacting railroad personnel at (603) 745-213 and LANDLORD personnel at (603) 271-2468 respectively and giving them a minimum of 3 days advance notice of the work to be performed in the area so that the Railroad Operator and inspectors can schedule railroad related work around the construction. The TENANT cannot enter onto the State owned Railroad Corridor for maintenance and/or repairs to the FACILITY without first obtaining authorization from the LANDLORD and the Railroad Operator.
- 6.07 The TENANT shall, at the LANDLORD's request and the TENANT's expense, provide whatever protection is deemed necessary by the LANDLORD, in the event the LANDLORD performs any work on or within the State-owned railroad property limits, including but not limited to inspection, maintenance, cleaning, snow removal, construction, rehabilitation, and repair of such State-owned railroad property.
- 6.08 The TENANT shall submit its written maintenance policies and procedures to be used for the inspection repair and maintenance of said FACILITY to the LANDLORD for review and approval. Such policies and procedures shall be approved by the LANDLORD prior to initial operation of the constructed FACILITY.
- 6.09 The TENANT acknowledges that the premises are in good order and repair at the beginning of the LEASE term, unless otherwise indicated by attached written statement. The TENANT shall at their own expense maintain the premises in a clean and sanitary manner. The TENANT shall not allow brush, leaves, grass or other plant matter, ice, snow, dirt or any other material to be placed on the premises.



6.10 The TENANT shall be responsible for any damage caused during this tenancy. The TENANT shall return the premises to the LANDLORD in as good order and condition as when received, ordinary wear and tear accepted. The TENANT agrees to be responsible for all single job repair costs. The LANDLORD reserves the right to select the persons or company to perform any such repairs.

7. DAMAGE TO PREMISES

7.01 If the premises are damaged so as to render them untenable, then either party shall have the right to terminate this LEASE as of the date on which the damage occurs, through written notice to the other party, to be delivered within ten (10) days after the occurrence of such damage. However, should the damage or destruction occur as a result of any act or omission on the part of the TENANT or its invitees, then only the LANDLORD shall have the right to terminate this LEASE. Should the right to terminate be exercised, the rent for the current year shall be prorated between the parties as of the date the damage occurred.

8. ALTERATIONS AND IMPROVEMENTS

8.01 The TENANT shall make no alterations to the premises, including plantings, or construct any building or make other improvements on the premises without the prior written consent of the LANDLORD. All alterations, changes, and improvements built, constructed, or placed on the premises by the TENANT, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between the LANDLORD and the TENANT, be the property of the LANDLORD and remain on the demised premises at the expiration or sooner termination of this LEASE.

9. ENTRY AND INSPECTION

9.01 The LANDLORD retains the right to enter the premises in the case of an emergency, or to make necessary repairs, alterations, improvements, or to supply necessary or agreed services, or to exhibit the premises to prospective purchasers or tenants, workmen, contractors, or others, or when the TENANT has abandoned or surrendered the premises, or whenever necessary to determine the condition of the premises. Whenever practical the LANDLORD shall provide the TENANT with 24 hours' notice prior to entry. Any indication of LEASE violations shall be grounds for immediate eviction action.

10. ASSIGNMENT AND SUBLETTING

10.01 Without the prior written consent of the LANDLORD, the TENANT shall not assign this LEASE, or sublet or grant any concession or license to use the premises or any part thereof. A consent by the LANDLORD to one assignment, subletting, concession, or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession or license. An assignment, subletting, concession, or license without the prior written consent of the LANDLORD or an assignment or subletting or operation of law, shall be void and shall, at the LANDLORD's option, terminate this LEASE.

UTILITIES



11.01 The TENANT shall be responsible for arranging for and paying for all utility services required on the premises. Such services shall be installed per NHDOT Bureau of Rail & Transit standards and not without written permission from the LANDLORD.

12. DANGEROUS MATERIALS

12.01 The TENANT shall not keep or have on the premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the premises or that might be considered hazardous or extra hazardous.

13. INDEMNIFICATION AND INSURANCE

13.01 The TENANT acknowledges that the facility is being requested for the TENANT's advantage and does not involve the Railroad Operator or LANDLORD's performance of their duties to the public. The TENANT further acknowledges that the installation and use of the facility by the TENANT will expose the LANDLORD and the Railroad Operator to additional liability to which they would not otherwise be exposed. Accordingly, the TENANT agrees that neither the LANDLORD nor the Railroad Operator shall be liable for injury or death of the TENANT or agent of TENANT, regardless of status as guest, invitee or trespasser, or for loss or destruction of or damage to any property of the TENANT or any agent of the TENANT while upon, or about, or in the use of the facility. The TENANT and its employees, contractors and agents agree to defend, indemnify, and hold harmless the LANDLORD, its officers, agents and employees, from and against any and all losses suffered by the LANDLORD, its successors and assigns, officers, agents, employees and Railroad Operator, from any and all claims, liabilities or penalties asserted against the LANDLORD, its successors and assigns, officers, agents and employees, by or on behalf of any person on account of, based or resulting from, arising out of (or which may be claimed to arise out of) the acts or omissions of the TENANT or from the use, maintenance, installation, removal or existence of this facility, respective of any negligence on the part of the LANDLORD, the Railroad Operator or their agents or employees. Without limiting the foregoing, it is agreed that this covenant of indemnification shall apply to all cases of loss, damage, injury, death, cost or expense for which any party to this agreement may or shall be liable. For the purpose of this agreement, all persons using the facility shall be deemed agents of the TENANT. This covenant shall survive the termination of this Agreement. In addition, the TENANT shall pay the premiums on a policy or policies of insurance covering the following at said facility, designating the State of New Hampshire and the Plymouth & Lincoln Railroad as additional named insureds.

13.01.1 Commercial General Liability:
\$1,000,000.00 each occurrence/\$2,000,000.00 in the aggregate

13.02 The TENANT further agrees to obtain and keep in force a policy or policies of insurance providing Comprehensive General Liability or Comprehensive Personal Liability with a minimum \$1,000,000.00 per occurrence limit covering bodily injury and property damage and \$2,000,000.00 in the aggregate designating the State of New Hampshire and Plymouth & Lincoln Railroad as additional named insureds.

13.03 Procurement and delivery of a certificate indicating such insurance acceptable to the LANDLORD is a condition precedent to the effectiveness of this Agreement. The TENANT shall provide to the LANDLORD a certificate of insurance demonstrating that the required coverage has been obtained and containing the following wording. "The State of New Hampshire and Plymouth & Lincoln Railroad as additional named insureds."

Railroad are named as additional insured with respect to liability arising from the use and/or occupation of State-owned premises under this Agreement between the LANDLORD and the Named Insured." Nothing contained herein shall be construed as a waiver of sovereign immunity.

- 13.04 In the event the TENANT elects to retain an independent contractor to install the crossing the TENANT agrees and to obtain and maintain a policy or policies of insurance effective during the construction of the facility, and designating the State of New Hampshire and the Railroad Operator as additional insureds.
- 13.04.1 Comprehensive Automobile Liability: \$500,000.00 combined limit
- 13.04.2 Railroad Protective Public And Property Damage Liability: \$1,000,000.00 each occurrence/\$2,000,000.00 in the aggregate
- 13.04.3 Worker's Compensation Insurance: In the amount as required by current State Statute
- 13.05 No provision of this Agreement is intended to waive any aspect of the State's sovereign immunity, and any possible counterclaims or defenses it may assert relative to any claim brought related to this Agreement or the facility.

14. HOLDOVER BY TENANT

- 14.01 No holdover by the TENANT will be permitted. The LANDLORD and TENANT must execute a new LEASE upon expiration of an existing LEASE in order for a TENANT to remain in possession of the premises.

15. DEFAULT

- 15.01 The LANDLORD shall be the sole judge of what shall constitute a violation of the provisions of the LEASE, or the failure of the TENANT to otherwise abide by any of the covenants herein contained, and may order a discontinuance of the practices, or the performance of any of the work related to such default by giving the TENANT ten (10) days notice in writing. Failure of the TENANT to comply with the notice shall automatically give the LANDLORD the right to terminate this LEASE evict the TENANT and take full and complete possession of the premises.

16. TERMINATION OF LEASE FOR CAUSE

- 16.01 In the event that the TENANT shall default in the payment of any installment of rent or other sum herein specified and such default shall continue for ten (10) days after written notice, thereof, or if the TENANT shall default in the observance or performance of any other of the TENANT's covenants, agreements, or obligations hereunder and such default shall not be corrected within ten (10) days of written notice by the LANDLORD to the TENANT specifying such default and requiring it to be remedied then, and in such an event, the LANDLORD may serve a written notice of termination of this LEASE upon the TENANT and this LEASE and the term hereunder shall terminate and upon such termination the LANDLORD may immediately or at any time thereafter, without demand or notice enter into or upon the premises and repossess the same.



16.02 If it becomes necessary for the LANDLORD to institute suit for eviction or damages on account of rental arrears or violation of the terms of this LEASE, the LANDLORD shall be entitled to include in such suit for eviction or damages, a claim for attorney's fees and court costs incident thereto, which fees the TENANT hereby covenants and agrees to pay.

17. TERMINATION FOR CONVENIENCE

17.01 The LANDLORD may terminate the LEASE at any time by giving thirty (30) days' notice thereof in writing, and may take full and complete possession of the premises hereby leased, at the end of said thirty (30) day period with no further liability of any nature whatsoever to the TENANT for so doing. Should the LANDLORD terminate this LEASE by giving the thirty (30) days' notice during any period for which a full year's rent has already been paid, the LANDLORD will reimburse the TENANT for the pro-rata proportion of the remaining number of days for which rent has been paid in advance but during which the TENANT no longer occupy the premises.

17.02 The TENANT may terminate this LEASE Agreement at any time by giving at least thirty (30) days' notice in writing, specifying in said notice the day (and the time of day) on which possession of the premises will be surrendered. The TENANT shall not vacate or leave the premises unattended on the day of surrender until the LANDLORD's representative shall have sufficient time to check the premises prior to taking formal possession thereof. In the event that the TENANT shall terminate this LEASE in accordance with the above provisions, payment of rent shall cease at the end of the said thirty (30) day period, or at the end of the day on which possession shall be surrendered, whichever shall last occur.

18. SURRENDER OF THE PREMISES

18.01 In the event that the term or any extension thereof shall have expired or terminated, the TENANT shall peacefully quit and surrender to the LANDLORD the premises together with all improvements, alterations, or additions made by the TENANT, which cannot be removed without damaging the premises. The TENANT shall remove all personal property and shall repair any damage caused by such removal. The TENANT's obligations to observe or perform the covenants contained herein shall survive the expiration or termination of this LEASE.

19. INDEMNIFICATION AND RELEASE FROM LIABILITY

19.01 The TENANT further releases the LANDLORD, its agents and employees, from any and all claims or demands for damages or injuries of any nature whatsoever attributable to the taking, use and occupancy of any portion of the premises caused by the construction and maintenance by the State of New Hampshire of any transportation project or proposed project which abuts (or will abut) or may effect in any way the property herein leased.

20. DISCRIMINATION PROHIBITED

20.01 The TENANT hereby covenants and agrees that no person on the ground of race, color, national origin or sex, shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the premises, and that in the construction of any improvements on, over or under such premises and the furnishing of services thereon, no person on the ground of race, color,

national origin or sex shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination; and that the TENANT shall use the premises in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations; Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

21. MISCELLANEOUS

21.01 LANDLORD's Agents. All rights and obligations of the LANDLORD under this LEASE may be performed or exercised by such agents as the LANDLORD may select.

21.02 Notice. Any notice by a party hereto to the other party shall be deemed to have been duly delivered or given at the time of mailing by registered or certified mail, postage prepaid, in a United States Post Office.

All notices required pursuant to this Agreement shall be forwarded by regular mail to the following:

To the LANDLORD:

NH Department of Transportation
Bureau of Rail & Transit
PO Box 483
Concord, NH 03302-0483

Attention: Railroad Planner
(603) 271-2468
Louis.barker@dot.nh.gov

To the TENANT:

Scenic Cove Condominiums
6 Newfound Road
Windham, NH 03

Attention: Mr. Larry Bruno
President
(978) 304-3192
~~larry@brunobros.com~~
larry@brunobrotherscorp.com

21.03 Extent of Instrument, Choice of Laws, Amendment, etc. This LEASE, which may be executed in a number of counterparts, each of which shall have been deemed an original, but which shall constitute one and the same instrument, is to be construed according to the Laws of the State of New Hampshire, is to take effect as a sealed instrument, is binding upon, inures to the benefit of, and shall be enforceable by the parties hereto and their respective successors and assigns, and may be canceled, modified, or amended only by a written instrument executed and approved by the LANDLORD and the TENANT.

21.04 No Waiver of Breach. No assent, by either party, whether express or implied, to a breach of covenant, condition or obligation by the other party, shall act as a waiver of a right of action for damages as a result of such breach, or shall be construed as a waiver of any subsequent breach of the covenant, condition or obligation.

21.05 Unenforceable Terms. If any terms of this LEASE or any application thereof shall be invalid or unenforceable, the remainder of this LEASE and any application of such term shall not be affected thereby.

21.06 Entire LEASE. This LEASE embodies the entire agreement and understanding between the parties hereto and supersedes all prior agreements and understandings relating to the subject matter hereof.

21.07 No Waiver of Sovereign Immunity. No provision in this LEASE is intended to be nor shall it be interpreted by either party to be a waiver of the State's sovereign immunity.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate, the day and year first-written above.

TENANT

By: [Signature] Hannah Brown

Date: 11-17-20

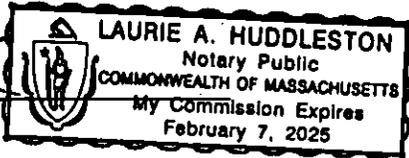
Print Name and Title

STATE OF Massachusetts
COUNTY OF Middlesex

On, 11/17/2020, before the undersigned officer personally appeared Lawrence Brine known to me (or satisfactorily proven) to be the MHC DL of the corporation identified in the foregoing document, and acknowledged that he executed the foregoing document.

In witness whereof I hereunto set my hand and official seal.

11/17/2020
Date

[Signature]
Notary Public 

LANDLORD

By: [Signature]

Date: 11/17/21

Commissioner
New Hampshire Department of Transportation

The foregoing Agreement, having been reviewed by this office, is approved as to form and execution on 11/10, 2021.

OFFICE OF THE ATTORNEY GENERAL

By: [Signature]

[Signature]

Attorney

Approved by Governor and Council on _____, 20____, Item # _____.

ATTEST: _____

Secretary of State

Approved by New Hampshire Council on Resources and Development on July 7, 1994.

Approved by Long Range Capital Planning and Utilization Committee on June 22, 2020

Attachments:

- Railroad Valuation sheet (dated 8-06-2020)
- CT-1 Typical Planked Timber Crossing (dated 9-01-2020)
- Emergency Notification Sign (dated 9-16-2020)
- NHDOT ROW (dated 10-08-2020)



CERTIFICATE OF VOTE

If necessary (Association/Trust/LLC)

CORPORATE SEAL

Also, must be notarized.



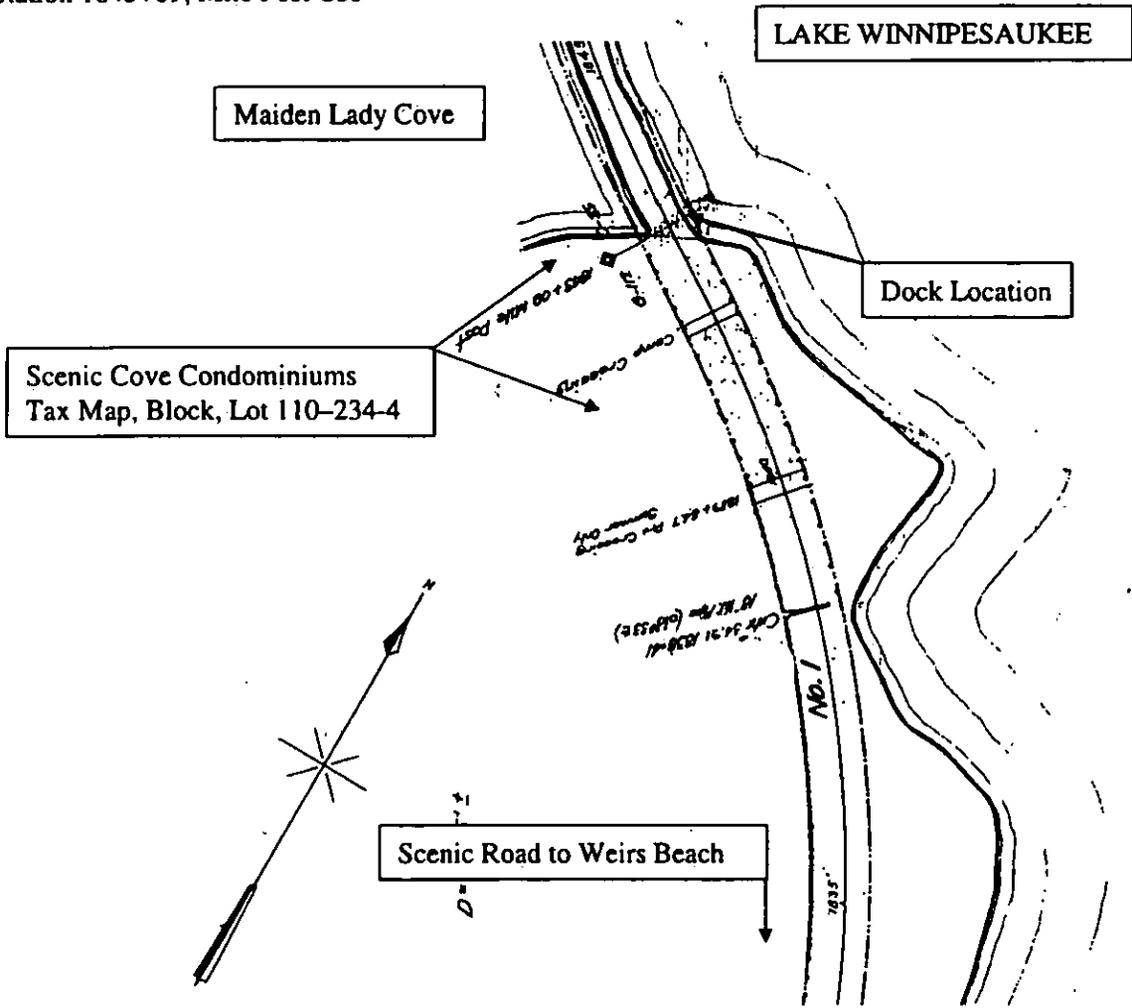
CERTIFICATE OF GOOD STANDING

If necessary (Association/Trust/LLC)

Handwritten signature or initials, possibly 'AB', located in the bottom right corner of the page.

Attachment

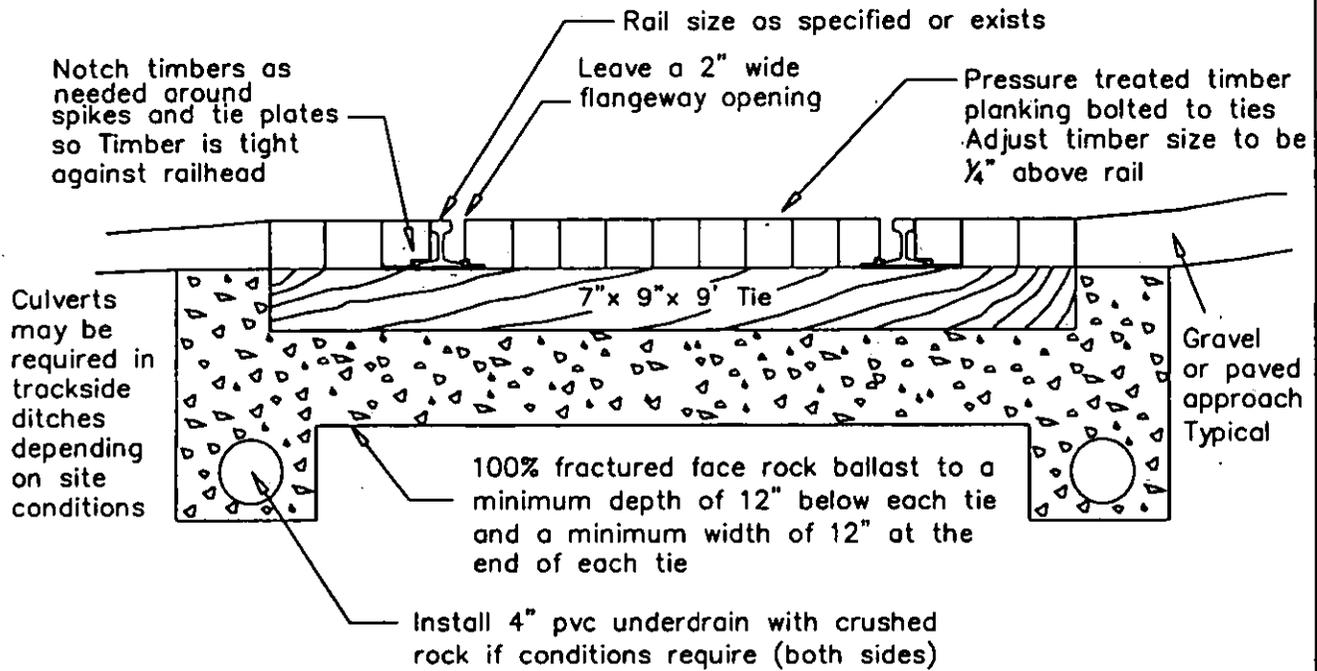
Concord-Lincoln Railroad Corridor
Valuation Section 21, Sheet 71
Station 1843+09, Mile Post C35



City of Laconia

August 6, 2020

TIMBER PLANKED CROSSING DETAIL



1. The length of the timbers will vary depending on whether the crossing is to be used for a pedestrian crossing, a farm crossing or driveway.
2. Timbers must be installed 2' wider on both sides than the road approaches. A pedestrian crossing should be a minimum of 5' wide, The farm and driveway crossings should be a minimum of 12' wide.
3. Full depth rock ballast under the ties only needs to be installed if it is necessary to rebuild the entire crossing.
4. Timber planks should be lagged at the last tie on both ends and then staggered hitting approximately every fourth tie.
5. This is a conceptual plan and the actual site will need to be reviewed with the Bureau's Railroad Engineer before actual work can be determined.
6. New crossties and track work may need to be performed before the crossing can be built. The cost of that work which must be done by the Operating Railroad will be borne by the Permittee

Not to scale



STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
BUREAU OF RAIL & TRANSIT

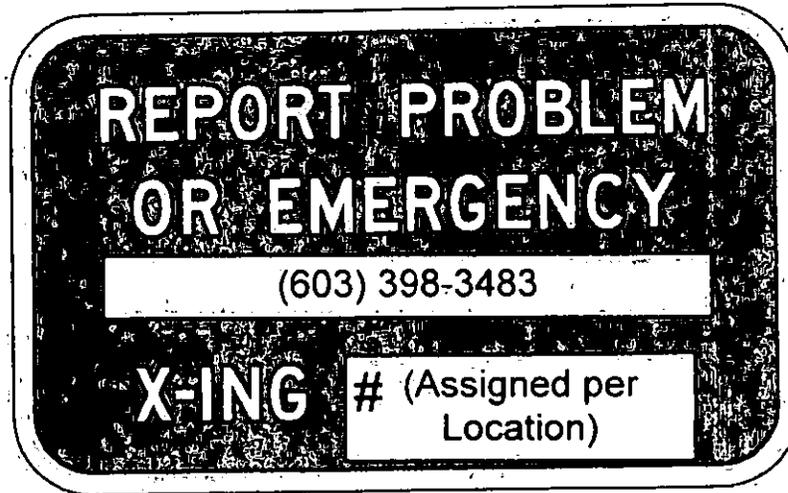
P.O. BOX 483
CONCORD, NEW HAMPSHIRE 03302-0483
(603) 271-2488 FAX(603) 271-6767

TYPICAL TIMBER PLANKED
CROSSING DETAIL

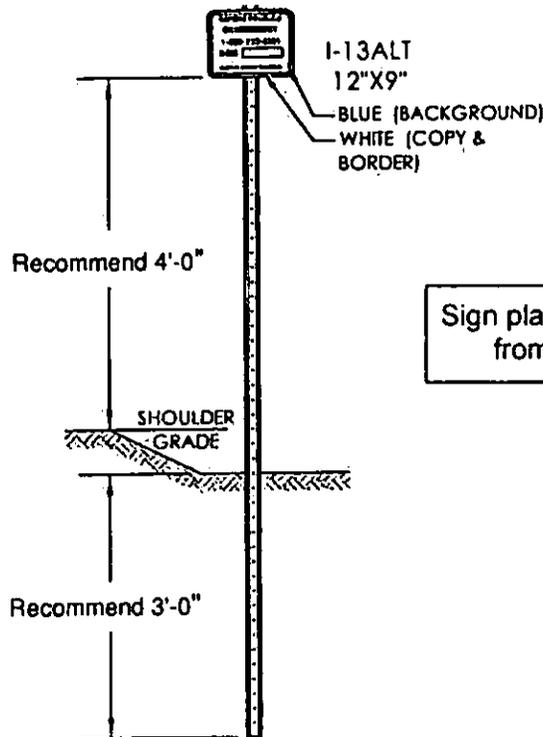
DATE	REVISIONS	DESCRIPTION
September 1, 2020		

SHEET:

CT-1



I-13
Railroad Emergency Notification

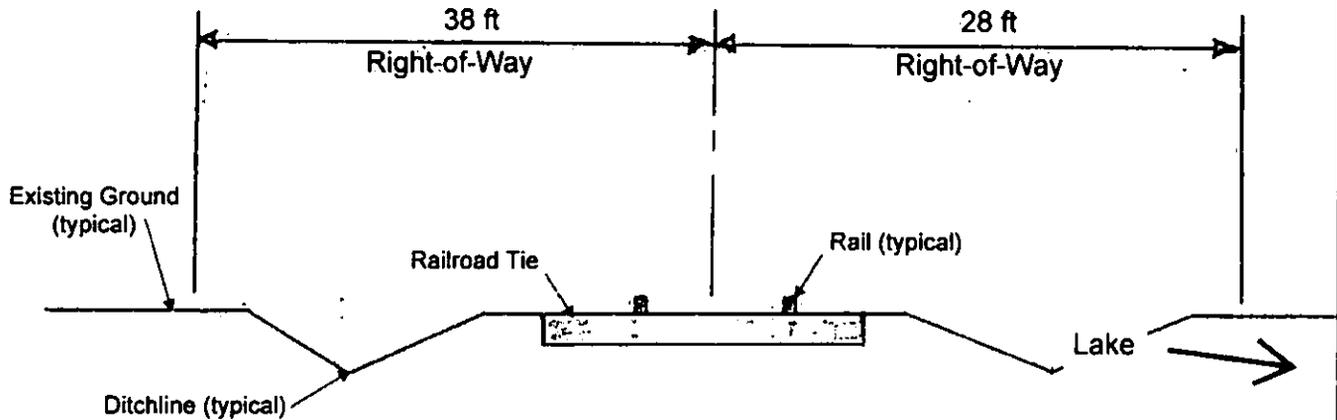


Sign placement shall be 12 ft from the nearest rail.

RAILROAD CROSSING EMERGENCY NOTIFICATION SIGN (ENS)

SL-2

New Hampshire DOT Right-of-Way



Railroad Cross Section

Facing North

Valuation Section 21, Sheet 71
Station 1842+50

Not to Scale

Approved: Per this Lease Agreement, construction per the agreement for a pedestrian crossing of the NHDOT property (right-of way). No other actions shall take place within the NHDOT right-of-way.

Not Approved: To provide more clarification on the NHDOT property right-of-way, within these limits as dimensioned in the detail above, no other actions shall take place. To include, but not limited to:

- Cross pipes placed in the drainage ditch area.
- Filling of the drainage ditch area.
- Pedestrian stairways if not a component of the dock.
- Ramps/bridges over the drainage ditchline or with the ROW.
- Placement of any sewer, irrigation, telephone, communication cable lines or conduits.
- Cutting of trees and brush
- Planting of any trees, shrubs or other vegetation
- Disposing of any materials, to include lawn and garden waste, tree trimmings etc.
- Parking or storing vehicles

Revised Date 10-08-2020

State of New Hampshire

Department of State

CERTIFICATE

I, William M. Gardner, Secretary of State of the State of New Hampshire, do hereby certify that SCENIC COVE CONDO ASSOC is a New Hampshire Nonprofit Corporation registered to transact business in New Hampshire on November 16, 2020. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: 855607

Certificate Number : 0005043789



IN TESTIMONY WHEREOF,

I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 16th day of November A.D. 2020.

A handwritten signature in cursive script, appearing to read "Wm Gardner".

William M. Gardner
Secretary of State

SCENIC COVE CONDOMINIUM ASSOCIATION
Scenic Road
Laconia, NH 03246

CERTIFICATE OF VOTE

I, Laura Batten, do hereby certify that I am the duly elected Treasurer of Scenic Cove Condominium Association. I hereby certify the following is a true copy of a vote taken at a meeting of the Board of Directors of the Scenic Cove Condominium Association, duly called and held on June 14, 2020, at which a quorum of the Board was present and voting.

Voted: That Larry Bruno was duly authorized to enter into a specific Dock Lease and Pedestrian Crossing Agreement with the State of New Hampshire, through the Department of Transportation, Bureau of Rail & Transit dated November 17, 2020 and further authorized to execute any documents which may in his judgment be desirable or necessary to effect the purpose of this vote.

I hereby certify that said vote was not been amended or repealed and in full force and effect as of November 17, 2020, and that Larry Bruno is duly elected President of this Board of Directors, Scenic Cove Condominium Association.

DATED: 11/3/21

ATTEST: Laura Batten
Laura Batten, Treasurer

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

On 11/3/21, before the undersigned officer personally appeared the person identified in the foregoing certificate, known to me (or satisfactorily proven) to be the Secretary of the corporation identified in the foregoing certificate, and acknowledged that he executed the foregoing certificate.

In witness whereof I hereunto set my hand and official seal.

11/3/21
Date

[Signature]
Notary Public



Scenic Cove Condo Assoc.
Minutes of Meeting
June 14, 2020

Members present- Greg Mihailidis, Ron Scanzani, Sharron Scanzani, Mike Allgaies, Larry Bruno Sr., Larry Bruno Jr., Tiana Bruno, Tracy Batten, Laura Batten

Members absent- Linda Catalano, Debbie Bruno

The meeting was called to order at 10:56 am

1. President's Report

Greg stated that at the end of the meeting he will resign the position of President.

Greg presented quote for seal coating of driveway at a cost of 2500 to 3000. Decision was made to table that for a future meeting.

Greg presented quotes from Dock's Unlimited- 56,000 to redo entire dock system, 21,000 for partial fix, and 3000 to 5000 for band-aid fix. If the permit used for the last repair is within 5 years then we can use that otherwise and additional 1,000 would be for a new permit. He also found out that other dock companies are a year out for repairs.

Terry from Dock's Unlimited is scheduled to come this afternoon. Decision was made that Larry Jr. would meet with him.

2. Treasurer's Report

Laura has been acting treasurer since January. She passed out budget reports from 2018, 2019, and actual and projected budget report for 2020. Also a statement of the bank account. She explained the need to raise the condo fees, providing a list of past decisions that have impacted today's bottom line. She also provided proposals on various increases. The decision was made to have Larry Jr. call Gaman's to reduce mows to every other week. Further decision was made to increase the condo fee to 210.00 per month starting this month.

3. New Business

A. Discussion was had regarding condo fees being paid

late. The discussion became heated at times. Greg suggested that it doesn't matter that they are paid late. Laura cited evidence that Scenic Cove has had issues concerning late payment of condo fees over a dozen times dating back to 1999. Including the longest serving treasurer, Sharron, resigning multiple times because of the backlash she received when trying to collect from members who were late. Laura also informed the members of potential risks of non-payment of condo fees including liens placed on your property. See Exhibit C Article 6-300 on pages 41 and 42 of the condo by-laws. Several members attempted to de-escalate the argument. To encourage compliance it was decided that fees paid over 30 days late would incur a 25.00 late fee unless the owner informed the treasurer of a financial hardship for that month.

B. Discussion continued regarding the replacement of dock pilings. Laura stating the need for 100% assessment for this expense. After the meeting Larry Jr. met with Terry.

The result being that Terry will dive under to more accurately assess the condition of the docks. He also said that if the previous permit is only out of date by a few months he would still be able to use it. Final quote and timeline pending.

C. Discussion was had regarding RR lease increasing from 75 to 150 feet. Mike queried how they could double the cost, why is the number of boats a problem now, what would prevent them from charging more next year. Mike posed a hypothetical scenario where if we didn't pay what could they really do about it. Sharron explained that we own the docks but not the access to the docks. As such if we don't pay we could be denied access, without docks our property values would plummet. After the meeting Laura found in the historical records an example where, in 2008 the lease was 425.00 per year and in 2009 it jumped to 1925.00. Sharron said she would send Larry Jr. a copy of the letter received in March. Upon reading this Larry understood it to mean that we require 225 feet the cost being 7868.25 per year. This prompted Larry to call Tracy. Tracy then called Lou in order to clarify the last conversation he had with him when Lou said we need 150 feet. Lou said the rules have changed and he is putting it thru at 150 feet hoping that because of the immense backlog due to covid19 it would go thru at 150. The other problem is the state's record that we have 4 boatslips, Sharron thinks it has to do with what Kevin did when he

reduced the length of the left dock so that he could increase the length of the right dock.

D. Discussion was had regarding the culvert. Decision was made that Larry Jr. would contact the city of Laconia and the state of NH to determine who is responsible for keeping the portion that runs behind the pumphouse free and clear. Also it was determined that in fact the culvert is common area which means the cleaning of it is everyone's problem not just unit #1. It was suggested that we change from spring to fall cleanup thereby mitigating the amount of leaves blowing into the culvert during the winter. After the meeting Tracy and Laura helped Larry Sr. and Jr. clean out the culvert. Thus saving the association the \$800 projected expense for this year. This reduces the total expense to 11,184.07 which then produces a net loss of 84.07. This puts us into a much better position. However this was a stopgap measure, as such next year we need to do one of two things. We either pay someone to clean the leaves out or every member gets a rake and gets covered in smelly muck.

E. Discussion was had regarding the continued problem of large items being placed beside the dumpster. Mike let us know that he has been picking away at the mess, and Larry Jr. said he would help Mike with this effort. This is unfair to Mike and Larry as they were not the ones to leave the items there. Decision was made to have the last pickup on 9/25/20, then lock the dumpster for the winter. This was not done during the last two winters, Greg said he has the locks. Further decision was made to unlock the dumpster on 5/16/21 and to have the pickups begin on 6/1/21 thus changing the pickup days to every other Tuesday. Laura will arrange.

F. Discussion was had regarding well and the equipment associated with it. Currently these are in the basement of unit #4. Sharron demonstrated where the wellhead is located. Decision was made to discuss at a future meeting.

G. Discussion was had regarding putting the circulator on a timer so as to reduce the electric bill. Decision was made to try this.

H. Discussion was had regarding a check found for \$70 made out to a Tony DiCalogero. Greg explained that it was to purchase a weed whacker for Scenic Cove. Presumably it is stored in the basement of unit #4.

I. Voting of new officers: Greg nominated Mike for President, Mike promptly declined. Mike nominated Larry Jr. for President Sharron and Laura seconded. Larry Sr.

The Commonwealth of Massachusetts
On this 17 day of March, 2020, before me the
undersigned notary public, Laurie A. Muddleston
personally appeared before me, and proved to me through
satisfactory evidence of identification, which were
PH CDC, to be the person whose name is
signed on the preceding or attached document in my presence.

LAURIE A. MUDDLESTON, Notary Public
My Commission Expires February 7, 2025


LARRY SR.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/14/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Melcher & Prescott Insurance 426 Main Street Laconia NH 03246		CONTACT NAME: Pamela Gentile PHONE (A/C No. Ext): (603) 524-4535 FAX (A/C No.): E-MAIL ADDRESS: pgentile@melcher-prescott.com	
INSURED Scenic Cove Condo Association Po Box 5152 P O Box 5152 Laconia NH 03247-5152		INSURER(S) AFFORDING COVERAGE INSURER A: Cincinnati Insurance Co. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: CL196802298 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADJL SUBR (RSD) (WVD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	ENP 0193636	06/08/2019	06/08/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Plymouth Lincoln Railroad 64 Railroad Street Lincoln NH 03251

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Jessica E. Fleck</i>
--

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The Cincinnati Insurance Company
A Stock Insurance Company

Headquarters: 6200 S. Gilmore Road, Fairfield, OH 45014-5141
Mailing address: P.O. Box 145496, Cincinnati, OH 45250-5496
www.cinfin.com ■ 513-870-2000

COMMON POLICY DECLARATIONS - NEW HAMPSHIRE

Billing Method: **DIRECT BILL**

POLICY NUMBER ENP 019 36 36

NAMED INSURED SCENIC COVE CONDO ASSOCIATION
C/O: GREGORY MIHAILIDIS
ADDRESS PO BOX 5152
(Number & Street, LACONIA, NH 03247-5152
Town, County,
State & Zip Code)

Previous Policy Number:
ENP0193636

Policy Period: At 12:01 A.M., STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE
Policy number: ENP 019 36 36 FROM: 06-09-2019 TO: 06-09-2022

Agency MELCHER & PRESCOTT INSURANCE 28-009
City LACONIA, NH

Legal Entity/Business Description

ORGANIZATION (ANY OTHER)

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

FORMS APPLICABLE TO ALL COVERAGE PARTS:

IL0017 11/98 COMMON POLICY CONDITIONS
IA102ANH 02/16 SUMMARY OF PREMIUMS CHARGED - NEW HAMPSHIRE (ALL OTHER)
IA4236 01/15 POLICYHOLDER NOTICE TERRORISM INSURANCE COVERAGE
IP446 08/01 NOTICE TO POLICYHOLDERS
IA4120NH 01/19 NEW HAMPSHIRE CHANGES - CANCELLATION AND NONRENEWAL
IA4238 01/15 CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
IA4338 05/11 SIGNATURE ENDORSEMENT
IP412NH 07/12 IMPORTANT INFORMATION TO POLICYHOLDERS - NEW HAMPSHIRE
GA532 07/08 COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

03-11-2019 14:13

Countersigned

May 16, 2019
(Date)

By

[Signature]

(Authorized Representative)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - MANAGERS OR LESSORS OF PREMISES

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designation Of Premises (Part Leased To You): 1 SCENIC RD OPPOSITE ENGINEERING STATION 1843+00 TO1843+75 & NEAR APPROXIMATE VALUATION STATION 1843+31 +/- MAP V21/66 LACONIA, NH 03246
Name Of Person(s) Or Organization(s) (Additional Insured): STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PO BOX 483 CONCORD, NH 03302-0483
Additional Premium: \$INCL
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and shown in the Schedule and subject to the following additional exclusions:

This insurance does not apply to:

1. Any "occurrence" which takes place after you cease to be a tenant in that premises.
2. Structural alterations, new construction or demolition operations performed by or on behalf of the person(s) or organization(s) shown in the Schedule.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or

agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

THE CINCINNATI INSURANCE COMPANY

A Stock Insurance Company

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

Attached to and forming part of POLICY NUMBER: ENP 019 36 36

Named Insured is the same as it appears in the Common Policy Declarations

LIMITS OF INSURANCE

EACH OCCURRENCE LIMIT	\$ 1,000,000	
GENERAL AGGREGATE LIMIT	\$ 2,000,000	
PRODUCTS-COMPLETED OPERATIONS AGGREGATE LIMIT	\$ 2,000,000	ANY ONE PERSON OR ORGANIZATION
PERSONAL & ADVERTISING INJURY LIMIT	\$ 1,000,000	ANY ONE PREMISES
DAMAGE TO PREMISES RENTED TO YOU LIMIT		
\$100,000 limit unless otherwise indicated herein:	\$	ANY ONE PERSON
MEDICAL EXPENSE LIMIT	\$	
\$5,000 limit unless otherwise indicated herein:	\$	

CLASSIFICATION	CODE NO.	PREMIUM BASE	RATE		ADVANCE PREMIUM	
			Products / Completed Operations	All Other	Products / Completed Operations	All Other
STREETS, ROADS, HIGHWAYS OR BRIDGES (NH) INCL PROD AND/OR COMP OP	48727 E1	EACH		92.712		93
WHARF & WATERFRONT PROPERTY (NH) INCL PROD AND/OR COMP OP	49800 A	684		674.869		462
CONDOMINIUMS - RESIDENTIAL (NH) INCL PROD AND/OR COMP OP	62003 D	5		40.709		204
ADDITIONAL INSUREDS	29938					35

The General Liability Coverage Part is subject to an annual minimum premium.

TOTAL ANNUAL PREMIUM \$ 794

FORMS AND / OR ENDORSEMENTS APPLICABLE TO COMMERCIAL GENERAL LIABILITY COVERAGE PART:

GA101	12/04	COMMERCIAL GENERAL LIABILITY COVERAGE FORM
GA4496	09/17	NOTICE TO POLICYHOLDERS ADDITIONAL INSURED ENDORSEMENTS EDITION 09 17
GA4508	11/18	NOTICE TO POLICYHOLDERS PERSONAL AND ADVERTISING INJURY DEFINITION LIMITATION
CG2004	11/85	ADDITIONAL INSURED--CONDOMINIUM UNIT OWNERS
CG2011	04/13	ADDITIONAL INSURED - MANAGERS OR LESSORS OF PREMISES
GA3024	05/14	EXCLUSION - ACCESS OR DISCLOSURE OF CONFIDENTIAL OR PERSONAL INFORMATION AND DATA-RELATED LIABILITY - WITH LIMITED BODILY INJURY EXCEPTION

FORMS AND /OR ENDORSEMENTS APPLICABLE TO COMMERCIAL GENERAL LIABILITY COVERAGE PART:

GA4250NH	11/05	NEW HAMPSHIRE - MOBILE EQUIPMENT SUBJECT TO MOTOR VEHICLE INSURANCE LAWS
GA4273NH	02/08	NEW HAMPSHIRE CHANGES - POLLUTION
GA4416NH	02/14	NEW HAMPSHIRE CHANGES - REPRESENTATIONS
