



Silver Lake Institute

c/o Allied Financial Partners

PO Box 1

Perry, NY 14530

2022 – Waterfront Space Lease

Waterfront Space Number:	
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Frontage		Feet @	\$20.00	Per foot =	\$	Total Rent Due:
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Tenant	

Institute Address:	
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I/We agree and consent to the following with respect to the leasing of the above indicated waterfront space:

- 1) The term of the lease is from September 1, 2022 to August 31, 2023.
- 2) The payment of rent is by the year and is due before September 1, 2022.
- 3) The amount of rent is a rate per front foot which shall be determined each year by The Board of Trustees.
- 4) To terminate the lease at any time, the tenant shall notify the Superintendent via certified mail.
- 5) If the tenant ceases to be a property owner on the Institute grounds, the lease shall be terminated on the closing date of the property transfer. The tenant shall notify the Superintendent via certified mail of the closing date.
- 6) The Institute may terminate the lease with thirty -one days notification for:
 - a. nonpayment of rent
 - b. violation of any part of Section 4.0.0 of the rules and regulations of the Institute, or
 - c. violation of any part of Section 12.10.0 procedures of the Institute
- 7) To transfer the lease to another member of the family or to exchange spaces with another tenant, the tenant shall receive the written consent of the Board of Trustees. The tenant shall apply to the Superintendent via certified mail.
- 8) Waterfront spaces may be subleased under the following conditions:
 - a. sublet only to Institute residents
 - b. sublet only to those persons on the waterfront waiting list
 - c. sublet only to residents not in violation of any of the Institute rules and regulations
 - d. the fee charges shall not exceed the annual fee charged by the Institute
 - e. approval must be obtained from the Board of Trustees on an annual basis
- 9) The tenant shall have the exclusive right of use of the space except that the Institute reserves the right to enter the space for the purpose of inspection or to show the space to a prospective tenant.



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- 10) Fixtures or structures attached to the land of a leased waterfront space become the property of the Institute upon termination of the lease if not removed or transferred to the next tenant prior to the end of the lease term.
- 11) The Institute reserves the right of immediate re-entry upon termination of the lease for any reason.
- 12) The tenant waives any liability of the Institute and will hold it harmless and waives any cause of action arising out of the tenant's leasing of the waterfront space.
- 13) The tenant assumes any liability for any cause of action arising out of the use of the space by any person of person(s) other than the tenant.

Remit this section with your check, acknowledging that you understand and will abide by the contract.

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Waterfront Space Number:	
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Tenant	
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Frontage		Total Rent Due:	\$	
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Tenant:	_____	Date:	_____
Witness:	_____	Date:	_____
For the Institute:	_____	Date:	_____