

ADDENDUM #2

GENERAL INFORMATION AND EXPECTATIONS

- A. The John Prescott Chase Farmhouse (Farmhouse) is situated on Burley Farms, a 237-acre property owned by the Southeast Land Trust of New Hampshire (SELT) and home to the organization's headquarters, The Nan and George Mathey Center for People and Nature. The Mathey Center was established in March of 2022 with a primary goal of further connecting people to nature.
- B. Burley Farms lies within a larger block of land along the Wild and Scenic Lamprey River, totaling more than 500 acres, owned by SELT, and open to the public for outdoor recreational activities, including hiking, hunting, fishing, and similar activities. A trailhead is located at the end of the large parking lot, providing access to the public for the trail system.
- C. The Farmhouse utilizes a shared driveway that serves The Mathey Center. The Mathey Center is an active office building with daily weekday use by staff and partners, frequent evening and weekend presentations, field trips, visits by schools, private parties, large public events with more than 1,000 attendees (such as Trailfest), and unscheduled visits by the public.
- D. The Farmhouse is listed on the New Hampshire Register of Historic Places, recognized for its contribution to the state's history in the evolution of agriculture. The Farmhouse underwent a complete rehabilitation that began in 2021, was completed in March of 2023, and greatly improved its energy efficiency, comfort, and quality while preserving its historic elements.
- E. A barn is located directly in front of the Farmhouse and is utilized by SELT's staff, volunteers, and contractors for land management and other activities related to its mission. Such activities may take place early in the morning, in the evening, or on weekends. In addition, SELT plans to reestablish a working farm at Burley Farms, which may or may not utilize the Barn for agricultural activities.
- F. Five solar trackers are located adjacent to the Farmhouse and barn. These independently rotate and tilt to follow the sun and most efficiently generate electricity.
- G. As a condition of occupancy, Tenants explicitly acknowledge the above and are expected to respect and cooperate with the Southeast Land Trust of New Hampshire's efforts:
 - i. to share Burley Farms with a diversity of individuals and groups as a welcoming place for the visiting public to learn more about SELT and deepen their connection to nature; and
 - ii. to protect and preserve the Farmhouse by respectfully utilizing the property and promptly reporting maintenance needs and repairs, possible or suspected criminal acts, and other dangers to the Southeast Land Trust of New Hampshire's property.

RULES

- A. Non-punctual payment fees are strictly enforced. Any unpaid rent or fees will not be waived.
- B. PEACEFUL ENJOYMENT / RESPECT YOUR NEIGHBOR. Tenants may not interfere with the peace and quiet of abutting neighbors. Quiet hours are from 10:00pm -8:00am. No tenants or guests of tenants shall play radio, TV, musical instruments, etc. in a manner that may infringe on other residents' quiet enjoyment. All community amenities fall under the same quiet enjoyment rules.
- C. Though the John Prescott Chase Farmhouse (Farmhouse) residences are newly renovated, please note that the units are not soundproof. Throughout the building renovation, the best materials, engineering, and workmanship have been implemented to reduce sound between units. With existing hard building materials, i.e.: concrete, wood, and heavy beams, tenants may experience noise from another unit. Tenant cooperation is necessary to maintain the quiet enjoyment throughout. Residential tenants are asked to not wear hard-soled shoes or heels within their apartment. SELT may require residential tenants, at the tenant's expense, to lay down area rugs to minimize/reduce noise.
- D. To protect the historic qualities of the Farmhouse and its many distinctive historic features, Tenant is prohibited from driving nails, screws, tacks, other fasteners, or objects into the plaster walls or plaster ceilings. In woodwork, Tenant may use small nails or screws to hang pictures, etc., provided Tenant removes the nails, etc. and fills the holes when moving out. If there are what SELT believes to be an excessive amount of holes (filled or not) or SELT believes that the walls or ceilings look unsightly due to such holes and require repainting or that the woodwork requires replacing, Tenant will be responsible for paying owner's expenses for repainting or replacing, as the case may be.
- E. Nothing shall be left or stored for any amount of time outside a unit. There shall be no trash/recycling left in the hallway or shared common areas of the building. All trash and recycling must be placed inside the appropriate dumpster located adjacent to the barn. Tenants should take unusual or large quantities of trash or recycling directly to the Town of Epping Transfer Station.
- F. Tenants shall abide by all Federal, State, and Local laws when on the premises.
- G. Absolutely no hazardous materials shall be brought, used, or stored on premises. Working on a vehicle on the grounds is not permitted.
- H. Heat is provided and paid for by Landlord. All windows and exterior doors must remain closed at all times during heating season. Heating season is from October 1st – May 1st. Apartments and offices must always be kept at a minimum of sixty (60) degrees at all times to prevent a freeze up/burst pipe. No space heaters or window air conditioning units are permitted.
- I. Waterbeds, or any other liquid-filled furniture, are not permitted.
- J. Antennas, or any other satellite devices that must be attached to the building, are not permitted.
- K. STRICTLY ENFORCED and NOT TOLERATED: The Farmhouse is a **smoke free property**. Smoking is not permitted inside any portion of the Farmhouse (including leased apartments) or within fifty (50) feet of the building ("Smoke Free Area"). The smoke free policy also prohibits the use of "Vaping" machines and supplies including but not limited to tobacco-less products and

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electronic cigarettes that transmit a smell, vapor, and/or smoke. Guests of Farmhouse tenants are expected to respect this policy as well. Violation of the smoke free agreement may incur a charge of \$50 per occurrence and if a resident or guest is found smoking within the Smoke Free Area they may be asked to vacate the property.

- L. Tenants are responsible for keeping the outdoor areas around their residences clean and free of all personal belongings. Tenants may also help by keeping the public areas adjacent to their leased premises neat and clean. To prevent safety problems, no bicycles, toys, watercraft, etc. (“Outdoor Personal Property”), or other personal property items are to be left in the parking area or on the grounds. All outdoor personal property is to be stored in each unit or the unit’s basement storage area when not in use. Storage of tenant’s possessions in the basement storage area is at tenant’s risk.
- M. Personal flower and vegetable gardens may be established in a designated location, with advanced written permission by SELT’s Operations Manager.
- N. The existing plantings surrounding the Farmhouse will be maintained by SELT. Tenants will take appropriate measures to prevent damage to gardens, plantings, and trees by their children and guests and will be billed for damages caused by them. Residents will not cut or remove flowers, foliage, fruits, or vegetables from any gardens, yards, or other landscaped areas without prior permission from SELT’s Operations Manager.
- O. Outside water use (i.e.: hose) is not permitted, other than for the purposes of watering an authorized garden.
- P. The Farmhouse wastewater is served by a septic tank and leach field located on the western side of the Farmhouse. Do not dispose of grease, as it may clog the septic system. Do not dispose of toxic chemicals – including drain cleaner which will kill beneficial bacteria. Do not flush feminine hygiene products, including pads and tampons, as they will result in clogging; such products should be disposed of in the trash. Tenants should familiarize themselves with guidance on septic systems from the New Hampshire Department of Environmental Services, attached hereto.
- Q. No floor mats, shoes, umbrellas, or any other items of personal property shall be left or stored, for any amount of time, in the front spiral hallway. All personal items must remain within the unit.
- R. The Farmhouse porches are to be kept clean at all times. Do not use them as storage areas.
- S. Dusting or shaking of mops, brooms, or other cleaning materials out of windows, doors, patios, or balconies is strictly prohibited.
- T. All fireplaces located in the building are non-functional. Lighting a fire in any of said fireplaces is not permitted. Further, candles and open flames are prohibited.
- U. Repairs/Replacement for any damage to the building, common furniture, or grounds by Tenant or Tenant’s guest(s) shall be billed to the responsible Tenant.
- V. All access to the surrounding Burley Farms is subject to any rules and regulations of the Southeast Land Trust of New Hampshire.



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GUIDELINES

- A. Each residential apartment is heated and cooled with an air source heat pump. To maximize the efficient use of the system, the thermostat should be set at a constant temperature, and not adjusted for day or evening periods (as is common with fossil fuel-based furnaces).

- B. Burley Farms is a net-zero campus, with sufficient electricity generated by the five solar trackers surrounding the Farmhouse and on the solar panels installed on the roof of The Mathey Center to support projected electrical needs for the Farmhouse and The Mathey Center. Therefore, electricity is provided and paid for by Landlord as part of the Lease. To achieve these net zero goals, efficient use of the Farmhouse’s air source heat pump system is required; therefore, all windows and exterior doors must remain closed when the air source heat pump system is being utilized.

The undersigned tenant acknowledges that the above John Prescott Chase General Information and Expectations, Farmhouse Rules, and Guidelines have been read and agrees to be bound thereby. Tenant further acknowledges that Landlord may, from time to time, update the John Prescott Chase General Information and Expectations, Farmhouse Rules, and Guidelines, which shall go into effect upon the updated document being provided to tenant.

Tenant Name: _____

Tenant Signature: _____

Date: _____

Tenant Name: _____

Tenant Signature: _____

Date: _____