

Cornell Cooperative Extension | Madison County

WINTER STORAGE LEASE AGREEMENT, 2026-2027

- Parties.** In this agreement, "Landlord" means Cornell Cooperative Extension of Madison County, 100 Eaton Street, Morrisville, New York. In this agreement, "Tenant" means: (Your Name)
- Agreement.** This is a binding, legal agreement for the rental of winter storage space in certain real property, which provides that the Landlord shall allow the Tenant to use that property in return for the Tenant's payment of rent to the Landlord. The parties agree to all the terms and conditions of this agreement.
- The Property Rented.** The Landlord and Tenant agree to rent space in the open area of the pole barn building owned and/or the outdoor back event areas. These spaces are owned by Landlord off Eaton Street in the Village of Morrisville, Madison County, New York, which space shall be sufficient to park a (type of vehicle/unit)
_____ owned by the Tenant for winter storage.
The general open area in which the space is rented shall be used in common with others also using the building for storage and the Tenant agrees to use such space in such manner in such building. In this agreement "the property" means property described in this paragraph.
- Terms of this Lease.** For the 2026-2027 season, the property is rented for a term beginning when the vehicle arrives for storage starting on or around the week of October 15th, 2026 (at the earliest), and ending on or around the 15th day of April 2027 when the vehicle leaves storage. A late fee of \$50.00 per day will be charged for any storage item not removed by April 29, 2027 (without prior arrangements made).
- Scheduling:** Appointments to load in and pull out items will be made and approved by Cornell Cooperative Extension Staff. Please contact Erin Shantal at es977@cornell.edu.
- Removal of Property at End of Lease.** It is understood that the Landlord must have possession of all the storage area rented during the winter for its other purposes in the spring. Therefore, it is agreed that the Tenant will remove his property on or before the ending date of the lease. If the Tenant does not remove his property as agreed, the Landlord is hereby authorized, without liability to the Landlord, to have such property, removed all at the Tenant's expense, and the Tenant shall pay the Landlord rent for parking his property on Landlord's property outside the building in the sum of \$50.00 per each day said property remains on the Landlord's property after the ending date of this lease.

RENT-BY VEHICLE LENGH	8 feet or less (motorcycles, mowers, etc.)	9-19 Feet	Over 20 Feet
INDOOR Returning tenants	\$126.00	\$252.00	\$346.00
INDOOR-NEW Tenants	\$126.00	\$312.00	\$406.00
Outside, uncovered, space storage for both returning and new tenants	N/A	\$126.00	\$252.00
NON-Profit Organization	Please Call for Rates		

- Use of the Premises.** The Tenant shall use the property for winter storage purposes only, in accordance with the terms of this lease. The property stored by the Tenant shall be in safe and suitable condition for storage.
- Utility and Services.** It is understood that the Landlord is providing storage space in an unheated building and/or outside areas exposed to the elements and the Landlord shall not be required to and will not provide heat, utilities, or other services for space rented.
- Liability & Waiver.** Renter must provide a certificate of insurance for comprehensive perils physical damage coverage on the stored property. **Certificate must be an original and show Cornell Cooperative Extension**

Madison County as the Certificate Holder. We will not accept your vehicle unless you have coverage. An approved Certificate of Insurance must be provided (no later than 10 days prior to your Entry Date) before any vehicle will be accepted for storage. There will be no exceptions made. **Renter assumes all responsibility for loss or damage to vehicle.** Cornell Cooperative Extension, Madison County, its officers, directors and employees assume NO responsibility for any loss, damage to or destruction of the vehicle while in storage or on the grounds regardless of the cause. Renter/owner releases and waives any right of recovery from or subrogation against Cornell Cooperative Extension of Madison County, its officers, directors and employees for any loss of, damage to or destruction of any of the property of the Renter/Owner regardless of the cause of said loss or damage. This waiver and release shall be in effect regardless of whether or not the renter/owner has insurance and shall be applicable to and binding on the insurance company or any loss payee or lien holder of the renter. If this provision is challenged by any third party the renter/owner shall defend CCE of Madison, its officers, directors and employees against any such challenge and shall be responsible for any costs, damages or liability imposed on CCE of Madison.

10. **Insurance.** The Landlord shall keep the property insured against fire and other damage for its benefit during the term of this lease, and the Tenant shall keep the personal property stored during the term of this lease insured against loss or other damages for his benefit.

11. **Access to the Property.** It is understood that the building in which the Tenant's property is stored will be locked during the winter storage period and the Tenant shall only have access to his/or her property with advanced appointment during times conducive to CCE MC regular schedule.

12. **Landlord's Rights Upon Default.** If the Tenant fails to pay the rent or any part thereof, when it becomes due, or if the Tenant fails to comply with any other provisions of this agreement, the Landlord may, at its option, terminate this lease or it may sue for the same, or reenter the property, or resort to any legal option.

13. **Surrender of the Property.** At the expiration of the term of this agreement, the tenant will turn the property back to the Landlord in as good condition as it was at the beginning of the term, necessary wear and damage by the elements excepted.

14. **Landlord's Attorney Fees.** If the Landlord must hire an attorney to enforce or defend any of the Landlord's rights under this agreement, because of the default of the Tenant in failing to comply with any of the provisions of this agreement, the Tenant shall pay all reasonable attorney fees and expenses incurred by the Landlord.

15. **Assignment and Subletting.** The Tenant shall not assign his rights and responsibilities under this agreement, nor may he sublet the property, without the prior written consent of the Landlord.

16. **Other Persons Bound by this Agreement.** Anyone acquiring any interest in this agreement through any of the parties shall be bound by all the terms and conditions of this agreement.

17. **Vehicles must remain in building during the lease period unless special arrangements are made. If property is removed at any time during the period, it cannot be returned to storage.**

Dated: _____, 2026

Signature: _____

FOR OFFICE USE

PARK IN SLOT: _____

OTHER NOTES: _____

