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Contractual Conditions	Index	Hazard/Contaminations	Notes	Mile Post	North/South Area
Railroad consents to sublease. Sub-Lessee agrees to perform conditions of lease. Railroad reserves right to construct/maintain/operate structures on premises. Premises used solely for storage of lumber. Rights cease if not commenced within 90 days with 15 days notice. Lessee to keep premises in safe & neat condition. Lessee to pay all taxes/assessments on premises. Written permission from railroad needed before lessee can use tracks. Lessee to comply with clearance regulations. Termination by either party with 30 days notice. Upon termination, lessee will restore premises to condition prior to agreement. Lessee will not alter/construct structures, nor install electrical wires, without approval from railroad. Lessee will fully pay for all materials joined or affixed to the leased premises. Indemnity. Any contracted work must enter agreement with railroad. Lessee will pay to Railroad reasonable attorney fees in addition to the amount or judgment and costs. In the event Railroad enters into an agreement with a utility company providing service to Lessee at the leased premises for Lessee's sole use, Lessee will pay to Railroad a charge of Fifty Dollars (\$50) upon receipt of bill therefor to partially defray administrative costs.	N/A	N/A		139.5	North
Used exclusively for Storage of Lumber and Equipment. Lessee shall not permit any damage, nuisance or waste on the premises. Lessee shall arrange for the filing of any map required. "AS IS" rental. Lessee complies with all applicable laws. Lessee responsible for necessary inspections. Lessee shall pay all taxes, charges, and assessments levied on premises. Lessee responsible for all cost to complete alterations described. Option to extend lease for additional 5 years. Lessee shall pay for all utilities. Lessee shall keep the Premises in safe & neat condition. Indemnity. Environmental/Hazardous material/ compliance by lessee. Lessee must provide annual letter certifying compliance. Termination by either party with 30 days notice. Lessee must secure and provide proof of insurance for worker's comp/commercial general liability/PPI/Railroad protective liability. Lessee has no claim over compensation if premises is acquired by eminent domain. Lessee shall pay reasonable attorney's fees, in addition to any other remedies to which it may be entitled.		N/A	Rent shall be increased by the increase in the Consumer Price Index, provided that in no event shall the rent be decreased.	140	North
Licensee shall construct and maintain roadway in a good & safe condition. No work without railroad consent. All vehicles comply with signs. Licensee shall not obstruct/interfere with the passage of Railroad's trains. Licensee shall pay for all materials joined or affixed to said property. Indemnity. Terminated by either party with 30 days notice. Licensee shall remove roadway upon termination.	N/A	N/A		140.5	North
Licensee shall construct and maintain roadway in a good & safe condition. Licensee responsible for cost to construct/maintain any required gate. Indemnity. Nontransferable without consent of railroad. Licensee shall erect/maintain "Private Property. Permission to pass over revocable at any time" sign on premises.	N/A	N/A		141.82	North
Licensee shall maintain roadway in good & safe condition. All vehicles comply with posted signs. Licensee shall not obstruct/interfere with the passage of Railroad's trains. Licensee shall install/maintain gates if required. Licensee shall pay for all materials joined or affixed to said property. Indemnity. Licensee to provide copies of insurance. Licensee shall pay to Railroad reasonable attorney fees & judgment/costs. Termination by either party with 30 days notice. Licensee shall remove roadway upon termination.	N/A	N/A		142.09	North
Roadway shall be a private one/not intended for public use. Licensee shall maintain said roadway in a good and safe condition. Licensee shall not obstruct/interfere with passage of Railroad's trains. Licensee shall install/maintain in good repair gates required by railroad. Licensee shall pay for all materials joined or affixed to said property. Indemnity. Licensee will provide copies of insurance to railroad. Licensee shall pay to Railroad reasonable attorney fees and amount of judgment/costs. Termination by either party with 30 days notice. Licensee shall remove roadway upon termination.	N/A	N/A		142.94	North
Roadway shall be a private one/not for public use. Licensee shall construct/maintain roadway in good & safe condition. Work must be approved by railroad. Licensee shall not obstruct/interfere with passage of Railroad's trains. Licensee shall pay for all materials joined or affixed to property. Indemnity. Termination by either party with 24 hours notice. Licensee shall remove roadway upon termination. Bodily injury/property insurance in the amount of \$1 million by licensee.	N/A	N/A		148.19, 148.29, 148.48	North