

LIGHTING AGREEMENT – TWO WAY

This agreement made this _____ day of _____, _____, (year) by and between _____ of _____, Centre County, Pennsylvania, hereinafter referred to as _____(GRANTOR).

AND

_____ of _____, Centre County, Pennsylvania, hereinafter referred to as _____(GRANTEE).

RECITALS

_____ (GRANTEE) is the fee simple owner of a parcel of land identified as uniform tax parcel_____. _____ (GRANTOR) is the owner of an adjoining parcel of land identified as uniform tax parcel _____.

_____ (GRANTEE) wishes to develop its parcel of land for commercial activities. Such development will require outdoor lighting. Said lighting will cast illumination onto the _____ (GRANTOR'S) parcel.

_____ (GRANTOR) is planning to further develop its parcel of land. Said development will cast illumination onto _____ (GRANTEE'S) parcel.

The parties wish to enter into this agreement whereby agreeing to the excess illumination being cast upon their properties. The parties enter into this agreement to comply with Ferguson Township Lighting Ordinance Chapter 28.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and intending to be legally bound, the parties agree as follows:

- 1. _____ (GRANTOR) as owner of tax parcel _____ agrees to allow _____ (GRANTEE), as the owner of the adjoining property tax

parcel _____, to cast illumination in excess of the limits allowed by the Ferguson Township Lighting Ordinance upon its property.

2. _____ (GRANTEE) as owner of tax parcel _____, agrees to allow _____ (GRANTOR), as the owner of the adjoining property tax parcel _____, to cast illumination in excess of the limits allowed by the Ferguson Township Lighting Ordinance upon its property.
3. Term: This Lighting Agreement shall become effective as of _____, _____ (year) and shall continue in perpetuity.
4. Termination: This Lighting Agreement may not be terminated by either party. This Lighting Agreement runs with the land in perpetuity. This agreement is legally binding on the parties and to their heirs, successors, and assigns.
5. This agreement will be recorded in the Centre County Office of the Recorder of Deeds in Bellefonte, Pennsylvania.

IN WITNESS WHEREOF, _____(GRANTEE) and _____ (GRANTOR) hereto set their hands and seals this _____ day of _____, _____(year).

ATTEST:

GRANTEE

ATTEST:

GRANTOR

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF CENTRE) SS:

On this, the _____, day of _____, _____, before me the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF CENTRE) SS:

On this, the _____ day of _____, _____, before me, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of TOWNSHIP OF FERGUSON, a Home Rule Municipality, and that as such, he/she being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Township by himself/herself as such officer.
