

LEASE TERMINATION AND RELEASE AGREEMENT

THIS LEASE TERMINATION AND RELEASE AGREEMENT ("Agreement") is made effective as of June 12, 2017 ("Effective Date") by and between NEWBURY DEVELOPMENT ASSOCIATES, LP, a Pennsylvania limited partnership, successor in interest to Kopper's Company, Inc. ("Landlord"), and the TOWNSHIP OF SOUTH FAYETTE ("Tenant").

WHEREAS, Landlord and Tenant are parties to that certain Lease Agreement dated the 5th day of November, 1981, as amended (the "Lease"), for a 10.5 acre parcel of land located on a portion of Parcel G of the Newbury Plan of Lots - 1st Revision, of record in the Department of Real Estate of Allegheny County in Plan Book Volume 261, page 166, for use as a soccer field (the "Premises").

WHEREAS, Landlord and Tenant desire to terminate the Lease as of June 12, 2017, per the terms and conditions of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Tenant and Landlord agree as follows:

1. Landlord does hereby release Tenant from all further payments of rent and additional rent and any other obligations and duties of Tenant set forth in the Lease and also releases Tenant, its successors and assigns from all claims, demands and causes of action that Landlord had, has or may have against Tenant or against its successors and assigns in regard to or in relation to the Lease.

2. Tenant does hereby release and forever discharge Landlord from all further duties and obligations under the Lease and also releases Landlord, its successors and assigns from all claims, demands and causes of action that Tenant had, has or may have against Landlord or against its successors and assigns in regard to or in relation to the Lease.

3. The parties to this Agreement acknowledge and warrant that no security deposit was made by Tenant to Landlord in connection with the Lease and Landlord does not now hold any security deposit of Tenant.

4. This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Lease Termination and Release Agreement effective as of the date first set forth above.

LANDLORD:

NEWBURY DEVELOPMENT
ASSOCIATES, LP, a Pennsylvania limited
partnership

By: Newbury Development Management,
LLC, a Pennsylvania limited liability
company, its General Partner

By: _____
Brett A. Malky, President

TENANT:

TOWNSHIP OF SOUTH FAYETTE

By: _____
Name: _____
Title: _____