

LIGHTING AGREEMENT – ONE 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.

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. Term: This Lighting Agreement shall become effective as of \_\_\_\_\_, \_\_\_\_\_ (year) and shall continue in perpetuity.
3. 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.
4. 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.

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COMMONWEALTH OF PENNSYLVANIA )  
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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.

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