WEST VINCENT

Doing What's Right to Protect What's Left

2027 – 2031
PROPERTY LEASE
BID PACKET

729 St. Matthews Road, Chester Springs, PA 19425
phone: 610.458.1601 email: office@WestVincentTwp.org
WestVincentTwp.org

NOTICE

West Vincent Township will accept sealed bids for the lease of certain Township properties, or portions thereof, for agricultural uses:

- Bid #1 – TPN 25-6-59.1 & 25-6-1, 43ac+/-;
- Bid #2 – TPN 25-2-4.1 & TPN 24-5-107, 25ac+/-; and,
- Bid #3 – TPN 25-6-59 & TPN 25-4-1, 3ac+/-.

Bids must be delivered to the Twp. Building by 1:00pm on 12/4/26; bids will be opened at 1:15pm on same day. A bid bond or certified check in the amount $250 shall accompany each bid submitted. Bid documents available at the Twp Building, 729 St. Matthews Rd, Chester Springs, and westvincenttwp.org. Bid award will be considered by the Board of Supervisors within 60 days of bid opening. T. Ryan, Twp Manager.

INFORMATION & DIRECTIONS

- Bids must be delivered to, and received at, the West Vincent Township Building, 729 Saint Matthews Road, Chester Springs, PA 19425, by 1pm on Friday, December 4, 2026. The Township Building is open Monday to Friday, from 8am to 5pm, excluding holidays.

- All bids received will be publicly opened at 1:15pm on Friday, December 4, 2026.

- Three properties will be bid separately:

  - Bid #1 – Includes portions of TPN 25-6-59.1 & 25-6-1, a total of 43ac+/-;
  - Bid #2 – Includes TPN 25-2-4.1 and TPN 24-5-107, a total of 25ac+/-; and,
  - Bid #3 – Includes TPN 25-6-59 & TPN 25-4-1, a total of 3ac+/-.

- Bidders may bid on one or more bids.

- **THERE IS A MINIMUM BID OF $75 PER ACRE FOR EACH BID.**

- All bids must be delivered in a sealed envelope. Envelopes containing bids shall be clearly marked "Property Lease Bids", shall include the name of the bidder, and shall include the bid number for the property. Each envelope shall contain only one bid.

- In each sealed bid envelope the bidder must include:

  1. completed and signed Lease Agreement Form;
  2. completed and signed Anti-Collusion Affidavit; and,
  3. certified check or bid bond in the amount of $250, made payable to West Vincent Township, and issued by a surety licensed to do business in Pennsylvania.

- Once submitted, bids cannot be withdrawn for sixty (60) days after bid opening.

- The term of each Lease Agreement shall be five (5) years, from January 1, 2027 to December 31, 2031.

- The West Vincent Township Board of Supervisors reserves the right to accept or reject any or all bids, or waive any irregularity of the bids, as submitted, in the sole discretion of the Board of Supervisors.

- All questions must be submitted in writing to manager@westvincenttwp.org. Questions received after 4pm on Wednesday, December 2, 2026 will not be acknowledged.

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LEASE AGREEMENT FORM (BID #1)

This Lease Agreement is made this 1st day of January 2027 between West Vincent Township, a Township of the Second Class in the Commonwealth of Pennsylvania with offices at 729 Saint Matthews Road, Chester Springs, PA 19425 ("Township") and _____, who has an address of _____ ("Tenant") as follows:

WHEREAS, the Township is the owner of approximately 43 acres of real property that is situated in West Vincent Township ("Property");

WHEREAS, the Property is also identified as including portions of Tax Parcel Numbers 25-6-59.1 and 25-6-1;

WHEREAS, the Property is currently undeveloped and is suitable for farming; and,

WHEREAS, Tenant has experience in farming, and desires to farm the Property.

NOW, THEREFORE, in consideration of the agreement made herein and intending to be legally bound hereby, the Township and Tenant agree as follows:

1. **Leased Property**: The township hereby leases to Tenant, and Tenant hereby leases from the Township, approximately 43 acres of land as described above, and which is shown on the map which is attached to this Lease Agreement, and which is marked as Exhibit A.

2. **Term**: The term of this lease shall be five (5) years from the date of this Lease Agreement as set forth above and shall end on December 31, 2031.

3. **Use of Leased Property**: Tenant will use the Property solely for growing crops. Tenant shall not use the Property for any other purpose without obtaining the Township's prior written consent. Tenant shall not keep, breed, use, or feed livestock or poultry on the Property.

4. **Rent**: Tenant agrees to pay the Township $_____ per acre for use of the Property during the growing season of each calendar year. The rent shall be due on or before January 15th of each year.

5. **Farming Practices**: Tenant shall use sound farming practices at all times in conformance with the Penn State Agronomy Guide, keep the Property neat and uncluttered, and shall not leave farm equipment on the Property except during the planting and harvesting times. When tenant leaves the Property at the end of this Lease Agreement or otherwise, Tenant shall return the Property to the Township in good condition.

6. **Right to Inspect**: The Township reserves the right, at all times, to visit and inspect the Property, personally or by agent, and to cause to be made any repairs as it, in its sole discretion, deem proper. This clause, however, does not obligate the Township to make inspections or repairs.

7. **Tenant's Personal Property and Liability**: Tenant shall be responsible for any equipment or other personal property that Tenant brings onto the Property. The Township shall not be liable to Tenant or anyone else for any loss or damage or injury sustained by tenant, his employees, or contractors, from the use of said equipment or personal property on such Property or from the farming activity conducted by Tenant on the Property. Tenant hereby releases the Township from any and all liability, suits, claims, losses, and damages arising out of his use of the Property.

8. **Condition of Property**: Tenant hereby acknowledges that he has inspected the Property prior to signing this Lease Agreement, that the Township has not made any representations as to the suitability of the Property for farming purposes or otherwise.

9. **Subletting and Assignment**: Tenant shall not sublease the Property or any portion of it or assign the Lease Agreement to any person unless the Township consents in writing in advance. The Township may refuse to give its consent for any reason.

10. **Removal of Equipment**: At the end of the Lease Agreement, Tenant shall remove any equipment from the Property. If he fails to do so, Township may, upon 30 days prior written notice to Tenant, remove the equipment. Tenant shall reimburse the Township for any costs incurred in removing and/or storing such equipment.

11. **Default**: If any of the following events occur, Tenant shall be in default under this Lease Agreement: (a) Failure to pay rent within ten (10) days after payment is due; or (b) if Tenant violates any term of this Lease Agreement, unless Tenant cures the violation within thirty (30) days after Tenant receives written notice from the Township of the violation; or (c) Tenant files for bankruptcy or a petition is filed for the appointment of a trustee or receiver to take possession of Tenant's assets.

12. **Remedies Upon Defaults**: If Tenant defaults under this Lease Agreement, the Township may terminate the Lease Agreement. If it does so, the Township may reenter the Property and harvest or remove any crops, and remove any equipment, persons, or property from the Property. The Township may then enter into a Lease Agreement with another person upon terms and conditions acceptable to the Township. In addition, the township may exercise any right or remedy that is available to it under the law. The Township may exercise its rights and remedies one at a time or all at once as the Township chooses. If the Township fails to enforce any such right or remedy at any time against Tenant, it will not stop the Township from enforcing that right or remedy or any other right or remedy at a future date.

13. **Compliance with Laws**: Tenant's activities on the Property shall comply with all federal, state, and local laws, ordinances, regulations, and requirements.

14. **Hold Over**: If the Lease Agreement is terminated but Tenant does not vacate the Property by the day on which the termination is effective, the Township may treat Tenant's failure to vacate as a renewal of the Lease Agreement. It is not obligated, however, to do so.

15. **Notices:** Any notices must be in writing and must be sent by certified mail, postage prepaid, return receipt requested, to the addresses listed on the signature page of this Lease Agreement.

16. **Miscellaneous**: This Lease Agreement constitutes the entire agreement between Tenant and the Township and any modification thereof must be in writing and signed by both parties. The Lease Agreement shall be governed by the laws of the Commonwealth of Pennsylvania. If any provision is declared invalid for any reason, only that provision shall be invalid, and the remainder of the provisions not inconsistent therewith or directly dependent thereon shall remain in full force and effect. The headings contained in this Lease Agreement are for convenience of reference and do not affect the contents of the Lease Agreement.

IN WITNESS WHEREOF, the Township and Tenant have signed this Lease Agreement.

Tenant:

By: _____

Township:

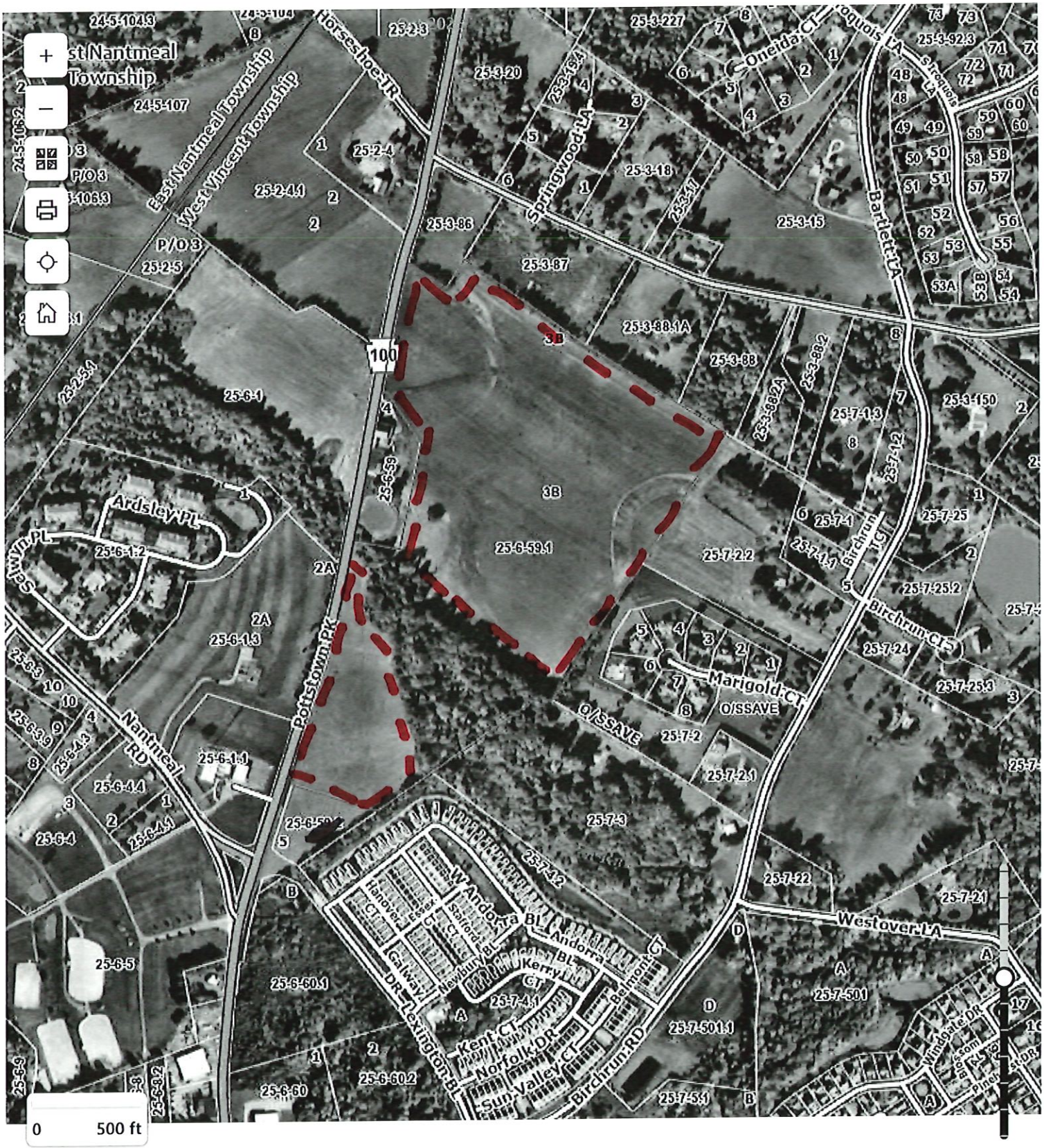
By: _____

Township Manager
West Vincent Township
729 Saint Matthews Road
Chester Springs, PA 19425

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Address Owner UPI PIN Street Intersection Bu

WEST VINCENT
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LEASE AGREEMENT FORM (BID #2)

This Lease Agreement is made this 1st day of January 2027 between West Vincent Township, a Township of the Second Class in the Commonwealth of Pennsylvania with offices at 729 Saint Matthews Road, Chester Springs, PA 19425 ("Township") and _____, who has an address of _____ ("Tenant") as follows:

WHEREAS, the Township is the owner of approximately 24.7 acres of real property that is situated in West Vincent Township ("Property");

WHEREAS, the Property is also identified by Tax Parcel Numbers 25-2-4.1 and 24-5-107;

WHEREAS, the Property is currently undeveloped and is suitable for farming; and,

WHEREAS, Tenant has experience in farming, and desires to farm the Property.

NOW, THEREFORE, in consideration of the agreement made herein and intending to be legally bound hereby, the Township and Tenant agree as follows:

1. **Leased Property**: The township hereby leases to Tenant, and Tenant hereby leases from the Township, approximately 24.7 acres of land as described above, and which is shown on the map which is attached to this Lease Agreement, and which is marked as Exhibit A.

2. **Term**: The term of this lease shall be five (5) years from the date of this Lease Agreement as set forth above and shall end on December 31, 2031.

3. **Use of Leased Property**: Tenant will use the Property solely for growing crops. Tenant shall not use the Property for any other purpose without obtaining the Township's prior written consent. Tenant shall not keep, breed, use, or feed livestock or poultry on the Property.

4. **Rent**: Tenant agrees to pay the Township $_____ per acre for use of the Property during the growing season of each calendar year. The rent shall be due on or before January 15th of each year.

5. **Farming Practices**: Tenant shall use sound farming practices at all times in conformance with the Penn State Agronomy Guide, keep the Property neat and uncluttered, and shall not leave farm equipment on the Property except during the planting and harvesting times. When tenant leaves the Property at the end of this Lease Agreement or otherwise, Tenant shall return the Property to the Township in good condition.

6. **Right to Inspect**: The Township reserves the right, at all times, to visit and inspect the Property, personally or by agent, and to cause to be made any repairs as it, in its sole discretion, deem proper. This clause, however, does not obligate the Township to make inspections or repairs.

7. **Tenant's Personal Property and Liability**: Tenant shall be responsible for any equipment or other personal property that Tenant brings onto the Property. The Township shall not be liable to Tenant or anyone else for any loss or damage or injury sustained by tenant, his employees, or contractors, from the use of said equipment or personal property on such Property or from the farming activity conducted by Tenant on the Property. Tenant hereby releases the Township from any and all liability, suits, claims, losses, and damages arising out of his use of the Property.

8. **Condition of Property**: Tenant hereby acknowledges that he has inspected the Property prior to signing this Lease Agreement, that the Township has not made any representations as to the suitability of the Property for farming purposes or otherwise.

9. **Subletting and Assignment**: Tenant shall not sublease the Property or any portion of it or assign the Lease Agreement to any person unless the Township consents in writing in advance. The Township may refuse to give its consent for any reason.

10. **Removal of Equipment**: At the end of the Lease Agreement, Tenant shall remove any equipment from the Property. If he fails to do so, Township may, upon 30 days prior written notice to Tenant, remove the equipment. Tenant shall reimburse the Township for any costs incurred in removing and/or storing such equipment.

11. **Default**: If any of the following events occur, Tenant shall be in default under this Lease Agreement: (a) Failure to pay rent within ten (10) days after payment is due; or (b) if Tenant violates any term of this Lease Agreement, unless Tenant cures the violation within thirty (30) days after Tenant receives written notice from the Township of the violation; or (c) Tenant files for bankruptcy or a petition is filed for the appointment of a trustee or receiver to take possession of Tenant's assets.

12. **Remedies Upon Defaults**: If Tenant defaults under this Lease Agreement, the Township may terminate the Lease Agreement. If it does so, the Township may reenter the Property and harvest or remove any crops, and remove any equipment, persons, or property from the Property. The Township may then enter into a Lease Agreement with another person upon terms and conditions acceptable to the Township. In addition, the township may exercise any right or remedy that is available to it under the law. The Township may exercise its rights and remedies one at a time or all at once as the Township chooses. If the Township fails to enforce any such right or remedy at any time against Tenant, it will not stop the Township from enforcing that right or remedy or any other right or remedy at a future date.

13. **Compliance with Laws**: Tenant's activities on the Property shall comply with all federal, state, and local laws, ordinances, regulations, and requirements.

14. **Hold Over**: If the Lease Agreement is terminated but Tenant does not vacate the Property by the day on which the termination is effective, the Township may treat Tenant's failure to vacate as a renewal of the Lease Agreement. It is not obligated, however, to do so.

15. **Notices**: Any notices must be in writing and must be sent by certified mail, postage prepaid, return receipt requested, to the addresses listed on the signature page of this Lease Agreement.

16. **Miscellaneous**: This Lease Agreement constitutes the entire agreement between Tenant and the Township and any modification thereof must be in writing and signed by both parties. The Lease Agreement shall be governed by the laws of the Commonwealth of Pennsylvania. If any provision is declared invalid for any reason, only that provision shall be invalid, and the remainder of the provisions not inconsistent therewith or directly dependent thereon shall remain in full force and effect. The headings contained in this Lease Agreement are for convenience of reference and do not affect the contents of the Lease Agreement.

IN WITNESS WHEREOF, the Township and Tenant have signed this Lease Agreement.

Tenant:

By: _____

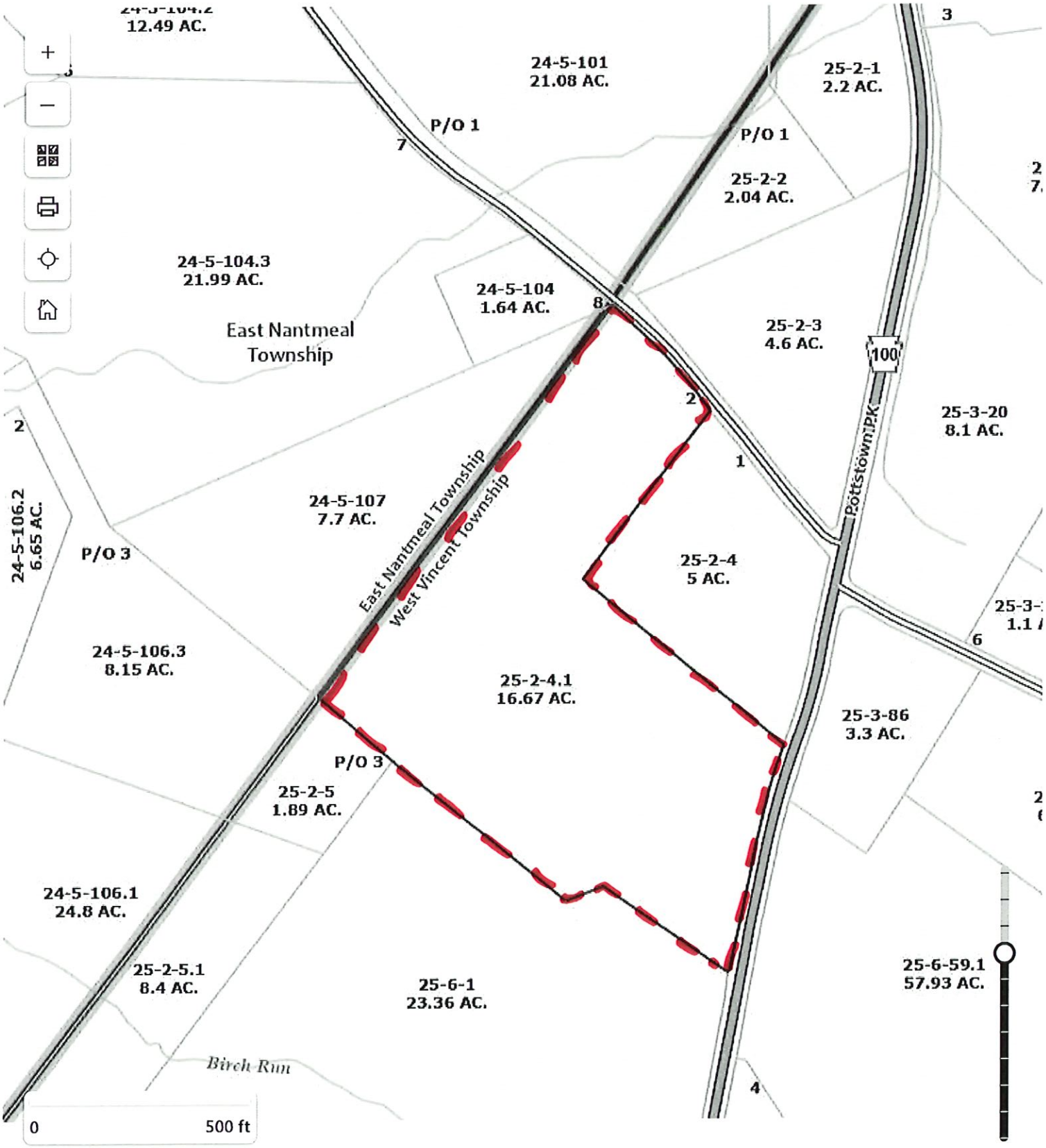
Township:

By: _____

Township Manager
West Vincent Township
729 Saint Matthews Road
Chester Springs, PA 19425

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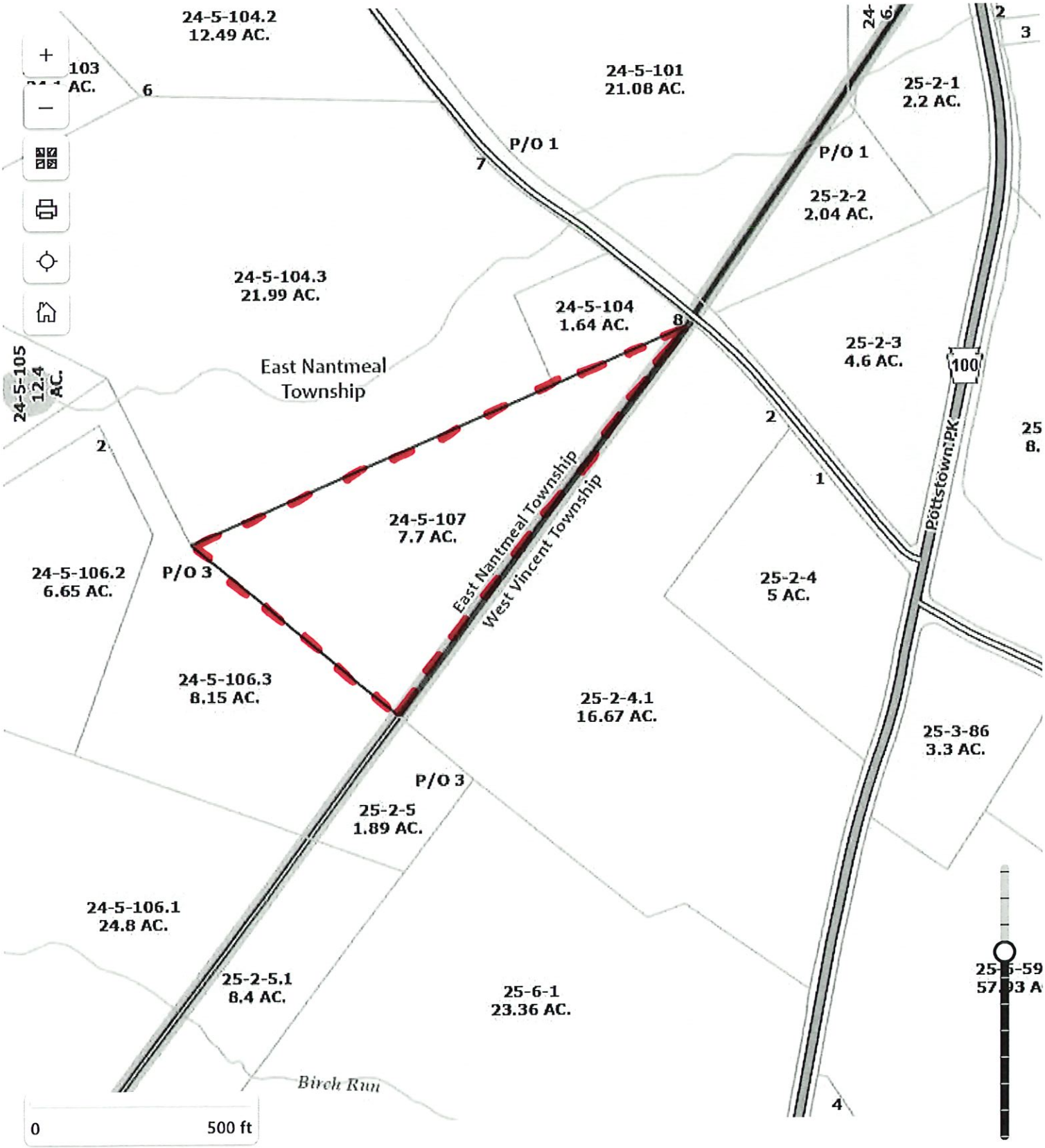
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WEST VINCENT
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LEASE AGREEMENT FORM (BID #3)

This Lease Agreement is made this 1st day of January 2027 between West Vincent Township, a Township of the Second Class in the Commonwealth of Pennsylvania with offices at 729 Saint Matthews Road, Chester Springs, PA 19425 ("Township") and _____, who has an address of _____ ("Tenant") as follows:

WHEREAS, the Township is the owner of approximately 3 acres of real property that is situated in West Vincent Township ("Property");

WHEREAS, the Property is also identified by Tax Parcel Numbers 25-6-59 and 25-4-1;

WHEREAS, the Property is currently undeveloped and is suitable for farming; and,

WHEREAS, Tenant has experience in farming, and desires to farm the Property.

NOW, THEREFORE, in consideration of the agreement made herein and intending to be legally bound hereby, the Township and Tenant agree as follows:

1. **Leased Property**: The township hereby leases to Tenant, and Tenant hereby leases from the Township, approximately 3 acres of land as described above, and which is shown on the map which is attached to this Lease Agreement, and which is marked as Exhibit A.

2. **Term**: The term of this lease shall be five (5) years from the date of this Lease Agreement as set forth above and shall end on December 31, 2031.

3. **Use of Leased Property**: Tenant will use the Property at TPN 25-6-59 to monitor condition of Griffith farmstead in exchange for use of the barn for storage of material and equipment and remainder of parcel for hay production. In addition, Tenant will use the property at TPN 25-4-1 in exchange for use of the property for hay production. Tenant shall not use the Property for any other purpose without obtaining the Township's prior written consent. Tenant shall not keep, breed, use, or feed livestock or poultry on the Property.

4. **Rent**: Tenant agrees to pay the Township $1 per acre for use of the Property during the growing season of each calendar year. After the Griffith farmstead is sold, the Tenant agrees to pay the Township $_____ per acre per year. The rent shall be due on or before January 15th of each year.

5. **Farming Practices**: Tenant shall use sound farming practices at all times in conformance with the Penn State Agronomy Guide, keep the Property neat and uncluttered, and shall not leave farm equipment on the Property except during the planting and harvesting times. When tenant leaves the Property at the end of this Lease Agreement or otherwise, Tenant shall return the Property to the Township in good condition.

6. **Right to Inspect**: The Township reserves the right, at all times, to visit and inspect the Property, personally or by agent, and to cause to be made any repairs as it, in its sole discretion, deem proper. This clause, however, does not obligate the Township to make inspections or repairs.

7. **Tenant's Personal Property and Liability**: Tenant shall be responsible for any equipment or other personal property that Tenant brings onto the Property. The Township shall not be liable to Tenant or anyone else for any loss or damage or injury sustained by tenant, his employees, or contractors, from the use of said equipment or personal property on such Property or from the farming activity conducted by Tenant on the Property. Tenant hereby releases the Township from any and all liability, suits, claims, losses, and damages arising out of his use of the Property.

8. **Condition of Property**: Tenant hereby acknowledges that he has inspected the Property prior to signing this Lease Agreement, that the Township has not made any representations as to the suitability of the Property for farming purposes or otherwise.

9. **Subletting and Assignment**: Tenant shall not sublease the Property or any portion of it or assign the Lease Agreement to any person unless the Township consents in writing in advance. The Township may refuse to give its consent for any reason.

10. **Removal of Equipment**: At the end of the Lease Agreement, Tenant shall remove any equipment from the Property. If he fails to do so, Township may, upon 30 days prior written notice to Tenant, remove the equipment. Tenant shall reimburse the Township for any costs incurred in removing and/or storing such equipment.

11. **Default**: If any of the following events occur, Tenant shall be in default under this Lease Agreement: (a) Failure to pay rent within ten (10) days after payment is due; or (b) if Tenant

violates any term of this Lease Agreement, unless Tenant cures the violation within thirty (30) days after Tenant receives written notice from the Township of the violation; or (c) Tenant files for bankruptcy or a petition is filed for the appointment of a trustee or receiver to take possession of Tenant's assets.

12. **Remedies Upon Defaults**: If Tenant defaults under this Lease Agreement, the Township may terminate the Lease Agreement. If it does so, the Township may reenter the Property and harvest or remove any crops, and remove any equipment, persons, or property from the Property. The Township may then enter into a Lease Agreement with another person upon terms and conditions acceptable to the Township. In addition, the township may exercise any right or remedy that is available to it under the law. The Township may exercise its rights and remedies one at a time or all at once as the Township chooses. If the Township fails to enforce any such right or remedy at any time against Tenant, it will not stop the Township from enforcing that right or remedy or any other right or remedy at a future date.

13. **Compliance with Laws**: Tenant's activities on the Property shall comply with all federal, state, and local laws, ordinances, regulations, and requirements.

14. **Hold Over**: If the Lease Agreement is terminated but Tenant does not vacate the Property by the day on which the termination is effective, the Township may treat Tenant's failure to vacate as a renewal of the Lease Agreement. It is not obligated, however, to do so.

15. **Notices:** Any notices must be in writing and must be sent by certified mail, postage prepaid, return receipt requested, to the addresses listed on the signature page of this Lease Agreement.

16. **Miscellaneous**: This Lease Agreement constitutes the entire agreement between Tenant and the Township and any modification thereof must be in writing and signed by both parties. The Lease Agreement shall be governed by the laws of the Commonwealth of Pennsylvania. If any provision is declared invalid for any reason, only that provision shall be invalid, and the remainder of the provisions not inconsistent therewith or directly dependent thereon shall remain in full force and effect. The headings contained in this Lease Agreement are for convenience of reference and do not affect the contents of the Lease Agreement.

IN WITNESS WHEREOF, the Township and Tenant have signed this Lease Agreement.

Tenant:

By: _____

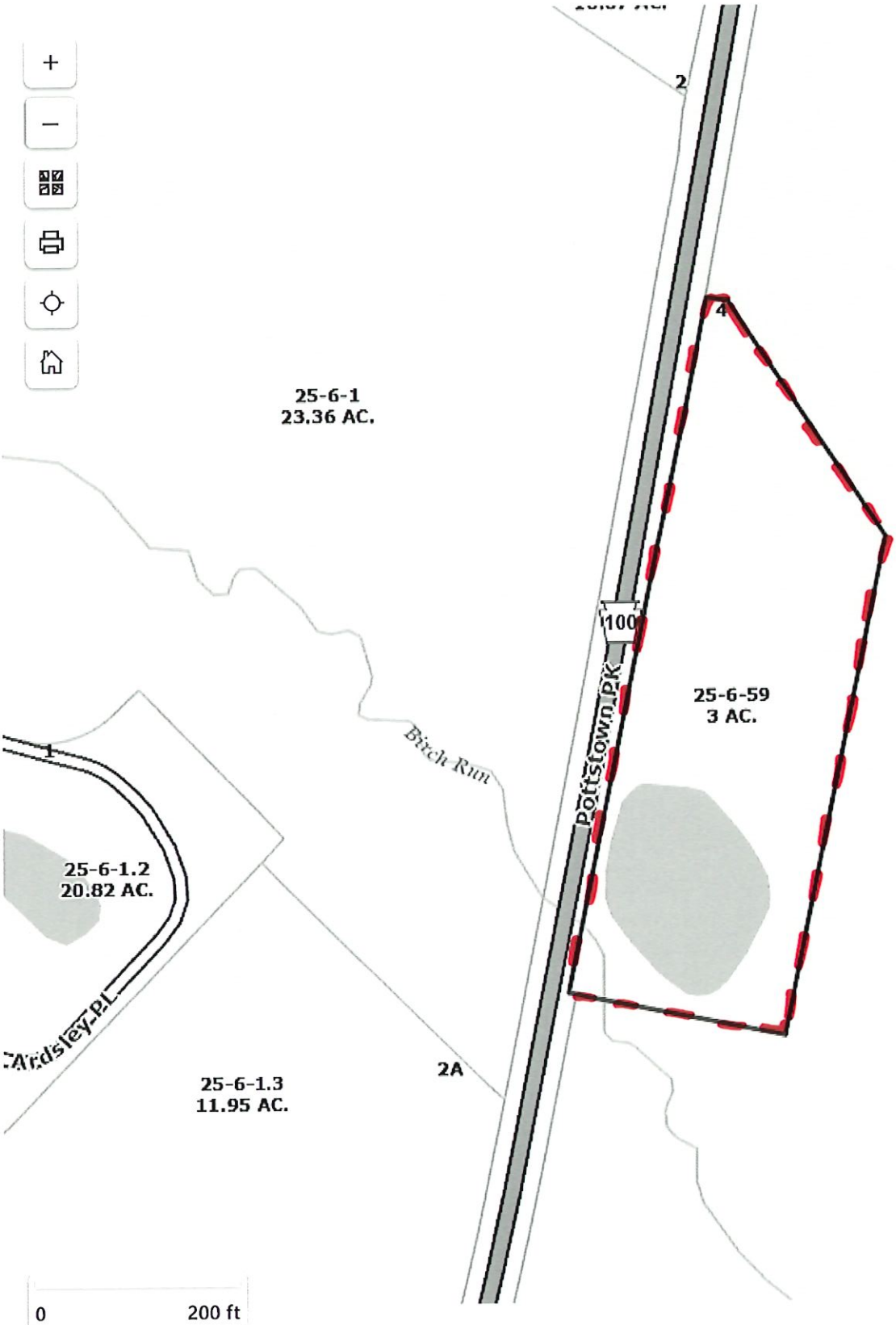
Township:

By: _____

Township Manager
West Vincent Township
729 Saint Matthews Road
Chester Springs, PA 19425

ChescoViews

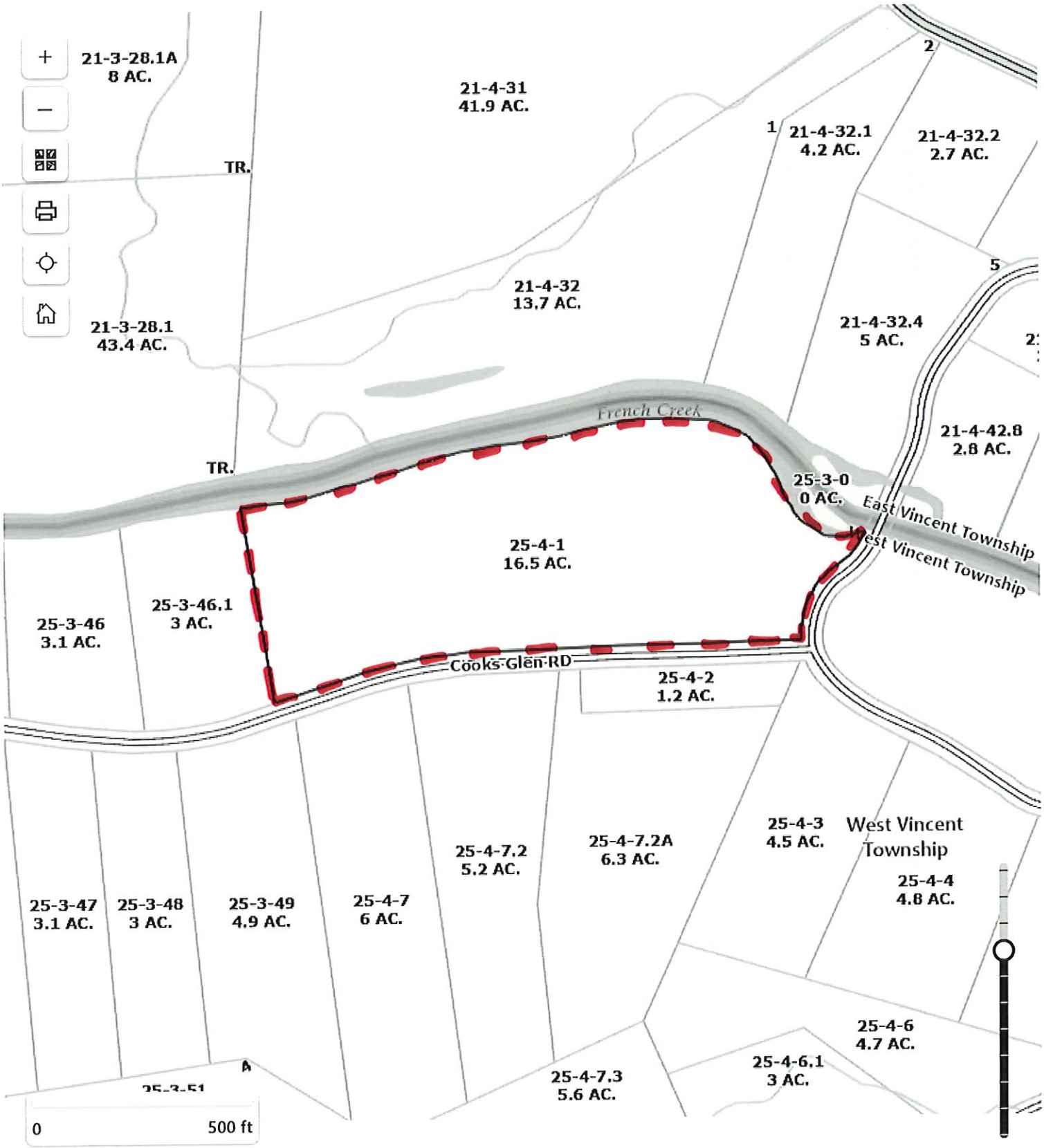
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2027 – 2031 PROPERTY LEASE BID

ANTI-COLLUSION AFFIDAVIT

The undersigned, who resides at _____, attests that he/she has not, either directly or indirectly, entered into any agreement, participated in any collusion, or taken any other action in restraint of free competitive bidding in connection with such contract.

BY:

_____

print name

_____

signature

_____

date