

Connecticut DOT Rail Governance Study
Lease Matrix

Station Name	Station Owner	Lessee	Agreement Number	Effective Date of Lease	Term	Expiration Date of Lease	Recorded
New Haven	State of Connecticut (the "State")	City of New Haven and the New Haven Parking Authority	Lease and Funding Agreement: 1.18-01(82) First Amendment: 12.10-01(87) Second Amendment: 2.09-02(89) Third Amendment: 5.10-06(96)	7/1/1982	35 years	6/30/2017	Lease and Funding Agreement: Volume 29-92, Page 100-246 First Amendment: not specified Second Amendment: not specified Third Amendment: Volume 5160, Page 91
Milford	State of Connecticut Department of Transportation (the "State")	Milford Transit District	12.30-02(97)	6/1/1988	10 years	5/31/2008	Volume 2302, Page 16
Stratford	State of Connecticut (the "State")	Town of Stratford	1.25-03(88)	4/1/1988	50 years	3/31/2038	Volume 703, Page 133
Bridgeport *	City of Bridgeport (the "City")	State of Connecticut Department of Transportation (the "State")/Unicco Service Company (Management) ("Unicco")	Operating Agreement: 8.04-99(94); Supplemental Agreement: 4.12-99(00)	8/15/1994	8 years, 10.5 months	6/30/2003	No information available
Fairfield, Southport	State of Connecticut Department of Transportation (the "State")	Fairfield Parking Authority (the "Town")	1.23-07(98)	6/1/1988	10 years	5/31/2008	Volume 1893, Page 130
Green's Farm's, Westport	State of Connecticut Department of Transportation (the "State")	Town of Westport	4.16-05(91)	7/1/1991	10 years	6/30/2011	Volume 1133, Page 311
East Norwalk	State of Connecticut Department of Transportation (the "State")	City of Norwalk and Norwalk Factory Outlet Limited Partnership (the "Norwalk Factory Outlet").	Lease Agreement: 8.25-08(89) First Supplement: 10.06-03(92) Lease Agreement by and between the State and the Norwalk Factory Outlet: 1.28-01(92)	7/1/1990	10 years	6/30/10 (including first renewal term)	Lease Agreement: Volume 2496, Page 103 First Supplement: Volume 2772, Page 332
Rowayton	State of Connecticut Department of Transportation (the "State")	Sixth Taxing District of the City of Norwalk	4.20-01(95)	3/15/1998	10 years	3/14/2008	Volume 3550, Page 21
Darien, Noroton Heights	State of Connecticut Department of Transportation (the "State")	Town of Darien	12.30-04(97)	7/1/1998	10 years	6/30/2008	Volume 888, Page 544
Old Greenwich, Cos Cob, Riverside	State of Connecticut Department of Transportation (the "State")	Town of Greenwich	10.09-04(97)	4/1/1998	10 years	3/31/2008	Volume 3149, Page 297
Danbury	State of Connecticut Department of Transportation (the "State")	City of Danbury	02.05-02(96)	10/1/1996	10 years	9/30/2006	Volume 1164, Page 571
Bethel	State of Connecticut Department of Transportation (the "State")	Town of Bethel	8.25-04(94)	6/1/1995	10 years	5/31/2005	Volume 588, Page -- ___
Redding	State of Connecticut Department of Transportation (the "State")	Town of Redding	07.17-03(97)	10/1/1998	10 years	9/30/2008	Volume 214, Page 779
Branchville	State of Connecticut Department of Transportation (the "State")	Town of Ridgefield	9.07-01(95)	10/1/1995	20 years	9/30/2015	Volume 545, Page 154
Cannondale, Wilton	State of Connecticut Department of Transportation (the "State")	Town of Wilton	6.27-01(97)	1/1/1998	10 years	12/31/2007	Volume 1105, Page 1
Merritt 7	State of Connecticut Department of Transportation (the "State")	Merritt Seven Station, Incorporated	7.19-01(82)	12/15/1983	10 years; rent for the initial term was \$500/year	12/15/2003	Volume 1572, Page 117
New Canaan, Talmadge Hill	State of Connecticut Department of Transportation (the "State")	Town of New Canaan	2.11-03(99)	7/1/1998	10 years	6/30/2008	Volume 515, Page 608
Springdale, Glenbrook	State of Connecticut Department of Transportation (the "State")	City of Stamford	9.14-03 (92)	3/1/1993	10 years	2/28/2003	Volume 4162, Page 232 Glenbrook: Block No. 315 Springdale: Block No. 319
Seymour	State of Connecticut Department of Transportation (the "State")	Town of Seymour	4.24-01 (92)	4/1/1992	5 years	3/31/2007	Volume 198, Page 942
Derby	State of Connecticut Department of Transportation (the "State")	City of Derby	6.30-03 (99)	11/1/1999	10 years	10/31/2009	No information available

* Effective June 30, 2003 the Bridgeport Station and Harboryard Garage are no longer leased; they have been deeded to the State

Connecticut DOT Rail Governance Study
Lease Matrix

Station Name	Number of Parcels	Total Acreage	How Revenue Is Earned
New Haven	3	7.33	<p><u>City and Parking Authority:</u> Railroad parking revenue and revenue from other railroad-related leases, except for income received for advertising on the Platform level (above Passageway Ceiling). Advertising and telephone commissions covered by Metro-North.</p> <p><u>The State:</u> Payments to the State under the Lease include: (i) Capital Reserve Account payments of \$50,000 annually; (ii) Operating Reserve Account payments of \$50,000 in first year and annual replenishment thereafter; and (iii) the Annual State Payment, which is a level annual debt service payment on the cost of the Municipal Improvements paid for with the State's General Obligation Bonds. The Municipal Improvements are the Rental Space Component and the Garage Component of the construction.</p>
Milford	4	4.78	Railroad parking revenue and revenue from railroad-related leases
Stratford	3	8.545 acres	Railroad parking revenue and revenue from Railroad-related leases
Bridgeport	3 (Station building, 900 car Parking Garage and 500 car Parking Lot)	Unknown	From rental income and commuter parking revenue (but not from Harboryard event parking).
Fairfield, Southport	5	11.373	Railroad parking revenue and revenue from railroad-related leases
Green's Farm's, Westport	10	13.015 acres	Railroad parking revenue and revenue from railroad-related leases
East Norwalk	2	1.656 acres (0.806 acre under Lease Agreement plus 0.850 acre subleased under First Supplement)	Rail parking revenue and revenue from rail-related leases
Rowayton	2	4.20 acres	Use of the property (commuter rail parking area)
Darien, Noroton Heights	7	17.65 acres	Rail parking revenue and revenue from other rail-related leases
Old Greenwich, Cos Cob, Riverside	6 (2 at Old Greenwich Station; 2 at Cos Cob Station; and 2 at Riverside Station)	20.22 acres	Rail parking revenue and revenue from rail-related leases
Danbury	1	2.244 acres	Rail parking revenue and revenue from rail-related leases
Bethel	1	3.78 acres	Rail parking revenue and revenue from other rail-related leases
Redding	2	2.137 acres	Commuter rail parking
Branchville	1	1.7 acres	Rail parking revenue and revenue from rail-related leases
Cannondale, Wilton	7	2.426 acres	Rail parking revenue and revenue from rail-related leases
Merritt 7	1	29,000 square feet	The State has the right to install advertising poster panels, etc. on the platform and retain all revenue from such advertising.
New Canaan, Talmadge Hill	5	2.35 acres	Rail parking revenue and revenue from other rail-related leases
Springdale, Glenbrook	2	0.534 acre	Rail parking revenue
Seymour	2	.68 acre	n/a
Derby	1	1.9 acres	Rail parking revenue and revenue from other rail-related leases

Connecticut DOT Rail Governance Study
Lease Matrix

Station Name	Requirement for Separate Funds Accounts	Surplus Deposited in Capital Fund
New Haven	Yes. There is a Capital Reserve Account (funded \$50,000 annually); an Operating Account (funded with \$50,000 in first year and replenished annually); and a State Payment Escrow Account (funded with \$250,000 in first year and replenished annually).	Yes. If Net Revenue in any fiscal year exceeds the Annual State Payment, (a) any amounts owed to the State for any previous year(s) shall be paid, to the extent of available Net Revenue; and (b) any Net Revenue remaining is to be distributed as follows: (i) 25% to the State Payment Escrow Account, credited toward any succeeding year in which Net Revenue is insufficient to cover the Annual State Payment; (ii) 25% to the Capital Reserve Account; and (iii) 50% to the State for payment of principal and interest for bonds issued for Transportation Center improvements.
Milford	Yes. In lieu of an annual fee paid to the State, Lessee shall establish a separate account to accrue surplus funds for the improvement and maintenance of rail station buildings, rail station parking, and rail station services (the "Reinvestment Fund"). All revenue generated from rail parking, rail-related leases and all other sources derived from the use of the property(ies) described in the Lease (including accrued interest), minus mutually agreed upon operating and/or maintenance expenses, shall be deposited annually into the Reinvestment Fund. The State reserves the right to approve the use of funds in the Reinvestment Fund.	Yes
Stratford	Yes	Yes. Lessee shall establish a separate fund or account to accrue reinvestment funds. All income from all sources derived from the use of the property(ies) described herein, minus mutually agreed to operating and/or maintenance expenses, shall be deposited in this fund.
Bridgeport	No	No
Fairfield, Southport	Yes. In lieu of an annual fee paid to the State, Lessee shall establish a separate account to accrue surplus funds for the improvement and maintenance of rail station buildings, rail station parking, and rail station services (the "Reinvestment Fund"). All revenue generated from rail parking, rail-related leases and all other sources derived from the use of the property(ies) described in the Lease (including accrued interest), minus mutually agreed upon operating and/or maintenance expenses, shall be deposited annually into the Reinvestment Fund.	Yes
Green's Farm's, Westport	Yes. Lessee must establish two separate funds, an Operating Fund and a Capital Improvement Fund. All revenue generated from all sources derived from the use of both Town-owned as well as State-leased properties described in the Lease, including all revenue derived from a minimum of 1,665 parking spaces jointly utilized by the parties to the Lease, must be deposited into the Operating Fund. Funds remaining in the Operating Fund, minus all operating and maintenance expenses, as well as annually appropriated capital expenses, shall be distributed to Lessee on a yearly basis at the rate of 50 percent, to be used by Lessee without limitation. The remaining 50 percent of the funds in the Operating Fund shall be deposited in the Capital Improvement Fund.	Yes. Fifty percent of the surplus in the Operating Fund is deposited annually into the Capital Improvement Fund.
East Norwalk	Yes. Lessee shall establish a separate account to accrue reinvestment funds. All revenue generated from all sources derived from the use of the property(ies) described in the Lease, minus mutually agreed to operating and/or maintenance expenses, shall be deposited in this fund.	Yes. Lessee establishes a separate fund or account to accrue reinvestment funds. All revenue generated from all sources derived from the use of the properties described in the Lease, minus mutually agreed to operating and/or maintenance expenses, to be deposited in this fund.
Rowayton	Yes. Lessee must establish a separate account to accrue surplus funds (the "Reinvestment Fund"). All revenue (including interest) generated from all sources derived from the use of the leased properties, minus mutually agreed upon operating expenses, shall be deposited annually in the Reinvestment Fund.	Yes
Darien, Noroton Heights	No	No
Old Greenwich, Cos Cob, Riverside	Yes. Lessee shall establish a separate account to accrue surplus funds (the "Reinvestment Fund"). All revenue generated from rail parking, rail-related leases and all other sources derived from the use of the properties described in the Lease (including accrued interest), minus mutually agreed upon operating and/or maintenance expenses, shall be deposited annually into the Reinvestment Fund.	Yes
Danbury	Yes. Lessee pays no annual fee to the State, but is required under the Lease to establish a separate account (the "Reinvestment Fund") to accrue surplus funds for the improvement and maintenance of rail station buildings, rail station parking and rail station services. All revenue generated from rail parking, rail-related leases and all other sources derived from the use of the leased properties (including accrued interest), minus mutually agreed upon operating and maintenance expenses, must be deposited annually into the Reinvestment Fund. The State reserves the right to approve the use of funds in the Reinvestment Fund.	Yes
Bethel	Yes. In lieu of an annual fee paid to the State, Lessee shall establish a separate account to accrue surplus funds for the improvement and maintenance of rail station buildings, rail station parking, and rail station services (the "Reinvestment Fund"). All revenue generated from rail parking, rail-related leases and all other sources derived from the use of the property(ies) described in the Lease (including accrued interest), minus mutually agreed upon operating and/or maintenance expenses, shall be deposited annually into the Reinvestment Fund. The State reserves the right to approve or disapprove the use of funds in the Reinvestment Fund to ensure improvement and maintenance of rail station buildings, rail station parking, and rail station services.	Yes
Redding	Yes. In lieu of an annual fee paid to the State, Lessee shall establish a separate account to accrue surplus funds for the improvement and maintenance of rail station buildings, rail station parking, and rail station services (the "Reinvestment Fund"). All revenue generated from rail parking, rail-related leases and all other sources derived from the use of the property(ies) described in the Lease, minus mutually agreed upon operating and/or maintenance expenses, shall be deposited into the Reinvestment Fund. The State reserves the right to approve the use of funds in the Reinvestment Fund.	Yes
Branchville	Yes. Lessee shall establish a separate fund to accrue reinvestment funds (the "Reinvestment Fund"). All revenue generated from all sources derived from the use of the property described in the Lease, minus mutually agreed to operating and/or maintenance expenses, shall be deposited in the Reinvestment Fund. The State reserves the right to approve or disapprove the use of funds in the Reinvestment Fund to ensure improvement and maintenance of rail station buildings, parking and services.	Yes
Cannondale, Wilton	Yes. Lessee must establish a separate fund (the "Reinvestment Fund") to accrue reinvestment funds. Revenue generated from all sources derived from the use of the properties described in the Lease, minus mutually agreed to operating and/or maintenance expenses, are to be deposited into the Reinvestment Fund. The State reserves the right to approve or disapprove the use of funds in the Reinvestment Fund to ensure improvement and maintenance of rail station buildings, rail station parking and rail station services.	Yes
Merritt 7	No	n/a
New Canaan, Talmadge Hill	Yes. Lessee shall establish a separate account to accrue reinvestment funds. All revenue generated from all sources derived from the use of the property(ies) described in the Lease, minus mutually agreed to operating and/or maintenance expenses, shall be deposited into this fund. The State reserves the right to approve or disapprove the use of these funds to ensure improvement and maintenance of rail station building, parking, and services.	Yes
Springdale, Glenbrook	No	No
Seymour	No	n/a
Derby	Yes. Lessee pays no annual fee to the State, but is required under the Lease to establish a separate account (the "Reinvestment Fund") to accrue surplus funds for the improvement and maintenance of rail station buildings, rail station parking and rail station services. All revenue generated from rail parking, rail-related leases and all other sources derived from the use of the leased properties (including accrued interest), minus mutually agreed upon operating and maintenance expenses, must be deposited annually into the Reinvestment Fund.	Yes

Connecticut DOT Rail Governance Study
Lease Matrix

Station Name	Surplus Shared with City	Surplus Shared with State	Frequency of Surplus Sharing	Certified Financial Statements Required	Financial Statement Submission Period	Annual Budget Required
New Haven		See prior response for treatment of surplus (Net Revenue in excess of Annual State Payment).	n/a	Yes	The Parking Authority shall maintain complete records for all monies received and expended for the Transportation Center. The Parking Authority shall provide the State with a monthly Statement of Accounts. New Haven shall deliver to the State a full and final accounting of all Non-Federal Share funding and disbursements under the Lease.	Yes: includes both an Operating Budget and a Capital Improvements Budget. Budget must be agreed upon by all parties.
Milford		Yes	In the event there is a surplus in the Reinvestment Fund, at the end of each 5 year period of the initial term and the 4 renewal periods thereafter, the State shall be entitled to withdraw 50 percent of said surplus for use on other New Haven Line projects.	Yes. See Appendix I .	Statement(s) of gross revenue, pertinent expenses and amount in the Reinvestment Fund must be submitted to the State within 90 days following: (i) each year of the term of the Lease, or (ii) the termination of the Lease.	No
Stratford		No	n/a	Yes. The statements shall be prepared and certified by an Independent Certified Public Accountant (CPA) as defined in Chapter 389 of the Connecticut General Statutes and shall contain the CPA's professional opinion as to: (a) the sufficiency and adequacy of all records presented by Lessee to the CPA to properly reflect all aspects of Lessee's operations under the Lease; (b) whether the system of recordkeeping utilized by Lessee pursuant to the Lease is in substantial accord with generally accepted accounting principles and practices; and (c) the CPA's recommendations for measures that would improve the fiscal relationship between the State and Lessee.	Statement(s) of gross receipts, pertinent expenses and amount in the reinvestment fund must be submitted to the State within 60 days following (i) each year of the term of the Lease, or (ii) the termination of the Lease.	No
Bridgeport	No	n/a	n/a	No	n/a	No
Fairfield, Southport		Yes	In the event of a surplus in the Fund at the end of each 5 year period of the initial term and the 1 renewal period thereafter, if any, the State shall be entitled to withdraw fifty percent (50%) of the surplus for use on other New Haven Line projects.	Yes. See Appendix I .	The Town shall have statement(s) of gross revenue, approved expenses, and amount in the reinvestment fund prepared and delivered to the State within 90 days following the end of each year of the specified term of the Lease, or any renewal periods thereafter, or other termination of the Lease.	No
Green's Farm's, Westport		Yes. The surplus in the Capital Improvement Fund is shared (not the Operating Fund).	If the Capital Improvement Fund shows a surplus at the end of each 5 year period, the State may elect to withdraw 50 percent of the surplus.	Yes. See Appendix I .	Financial statements are due on January 1 for each year of the Lease term.	No
East Norwalk		Yes	At the end of each five (5) year period of the initial and renewal terms, State receives fifty (50) percent of surplus.	Yes. See Appendix I .	Within 90 days following (i) the end of each year of the term of the Lease, and (ii) any termination of the Lease	No
Rowayton		Yes	At the end of each 5 year period of the initial term and the 1 renewal period thereafter, State is entitled to withdraw fifty percent (50%) of surplus for use on other New Haven Line projects.	Yes. See Appendix I .	Within ninety (90) days following the end of each year of the specified term of the Lease or any renewal periods thereafter, or other termination of the Lease.	No
Darien, Noroton Heights		Yes, but payments to the State are based upon a percentage of gross revenue.	Lessee shall pay to the State twenty percent (20%) of gross revenue from rail parking and rail-related leases. The timing of the payments from Lessee to the State is not established in the Lease, but is presumed to be "annually."	Yes. See Appendix I .	Statement(s) of gross revenue must be submitted to the State within 90 days following (i) each year of the term of the Lease, or (ii) the termination of the Lease.	No
Old Greenwich, Cos Cob, Riverside		Yes	At the end of each five (5) year period of the initial term and the one (1) renewal period thereafter, if any, the State shall be entitled to withdraw fifty percent (50%) of the surplus for use on other New Haven Line projects.	Yes. See Appendix I .	Lessee must submit statement(s) of gross revenue to the State within ninety (90) days following the end of each year of the specified term of the Lease or any renewal period(s) thereafter, or other termination of the Lease.	No
Danbury		Yes	In the event of a surplus, at the end of each 5 year period of the initial term and the 2 renewal periods thereafter, if any, the State shall receive 50 percent of said surplus.	Yes See Appendix I of Report	Lessee shall have prepared and delivered to the State within 90 days following the end of each year of the specified term of Lease, or any renewal periods thereafter, or other termination of the Lease, statements of gross revenue, pertinent expenses, and amount in Reinvestment Fund	No
Bethel		Yes. In the event there is any surplus at the end of each 5 year period of the initial term and the 2 renewal periods thereafter, the State shall receive 50 percent of such surplus.	Surplus is shared every 5 years.	Yes. See Appendix I	Must be submitted to the State within 90 days following (i) the end of each year of the specified term of lease, or (ii) the termination of the Lease.	No.
Redding		Yes	At the end of each 5 year period of the initial term and the 1 renewal period thereafter, State receives 50 percent of surplus.	Yes. See Appendix I .	Statement(s) of gross revenue must be submitted to the State within 90 days following (i) each year of the term of the Lease, or (ii) the termination of the Lease.	No
Branchville		Yes	State receives fifty percent (50%) of surplus at the end of each five (5) year period of the initial term and two (2) renewal periods thereafter, if any.	Yes. See Appendix I .	Statement(s) of gross revenue, pertinent expenses and amount in the Reinvestment Fund must be submitted to the State within 90 days following: (i) each year of the term of the Lease, or (ii) the termination of the Lease.	No
Cannondale, Wilton		Yes. "Surplus" excludes all funds appropriated by Lessee from the Reinvestment Funds, with State's approval, for improvement and maintenance of rail station buildings, rail station parking, and mutually agreed upon rail station services.	At the end of each 5 year period of the initial term and the 1 renewal period thereafter, if any, the State shall receive fifty percent (50%) of the surplus.	Yes. See Appendix I .	Lessee shall have prepared and delivered statement(s) of gross revenue to the State within 90 days following the end of each year of the specified term of the Lease or any renewal periods thereafter, or other termination of the Lease.	No
Merritt 7		n/a	n/a	No	n/a	No
New Canaan, Talmadge Hill		Yes	In the event there is a surplus, at the end of each five (5) year period of the initial term and the one (1) renewal period thereafter, if any, the State shall receive fifty percent (50%) of said surplus.	Yes. See Appendix I.	Lessee shall prepare and deliver to the State within ninety (90) days following the end of each year of the specified term of the Lease, statements of gross revenue.	No
Springdale, Glenbrook		Yes	Lessee shall pay to the State twenty percent (20%) of annual gross income. Said payment is due 90 days after the end of each year of the Lease term.	Yes. See Appendix I .	Statement(s) of annual gross income must be submitted to the State within 90 days following (i) each year of the term of the Lease, or (ii) the termination of the Lease.	No
Seymour		n/a	n/a	No	n/a	No
Derby		Yes	In the event there is a surplus in the Reinvestment Fund, at the end of each 5 year period of the initial term and at the end of each 5 year period of the 2 renewal periods thereafter, if any, the State shall receive 50% of said surplus.	Yes. See Appendix I.	The City shall have statement(s) of gross revenue prepared and delivered to the State within 90 days following the end of each year of the specified term of the Lease or any renewal periods thereafter, or other termination of the Lease.	No

Connecticut DOT Rail Governance Study
Lease Matrix

Station Name	State Pays Sub-Contractor a Fee	Amount of Fee Due Contractor	State Paid Fee to Lessee	Amount of Fee Due Lessee	Is Lessee Self Insured?	Is Certificate of Coverage on File?	Dates of Coverage	Who Owns the Improvements?	Description of State's Responsibilities	Description of Lessee's Responsibilities
New Haven			No	n/a	No	Yes		State		The Parking Authority shall carry out construction and construction management of all improvements to the Transportation Center and assume all continuing responsibility for operation and maintenance of the Transportation Center after its completion.
Milford			No	n/a						Lessee is responsible for day-to-day maintenance, including, but not limited to, general structural repairs, snow removal, trash removal and security of any and all stations, platforms, railings, stairs, ramps and parking lots.
Stratford			No	n/a	No	Yes				
Bridgeport	Yes	Not specified							The State assumes the responsibility of maintaining the sidewalks; grass area; entrance area; surface parking area, including the loading dock; and the key card gate control entry access system. The State sublets the security, janitorial and mechanical services to Unicco.	
Fairfield, Southport			No	n/a	Yes	Yes	n/a			Lessee has sole responsibility for day-to-day maintenance, including, but not limited to general repairs, snow and trash removal and security of any/all stations, platforms, railings, stairs, ramps and parking lots described in the Lease.
Green's Farm's, Westport			No	n/a	No	Yes			The State is responsible for (i) all major structural renovations and/or repairs, and (ii) maintaining and/or restoring all fencing bordering the tracks, canopies over the platforms, the tunnel, tunnel drainage and stairways at the Saugatuck Railroad Station, the stairway from New Creek Road to the platform area on the east and west side of the Green's Farm Railroad Station, and the canopy under the tracks over the sidewalk on New Creek Road at Green's Farm Railroad Station.	Lessee is responsible for day-to-day maintenance, included, but not limited to, any and all platforms, railings, stairs, shelters, and ramps, i.e., general structural repairs, snow removal, and security.
East Norwalk			No	n/a						
Rowayton			No	n/a						
Darien, Noroton Heights			No	n/a						Lessee is responsible for day-to-day maintenance, including, but not limited to, general structural repairs, snow removal, trash removal and security of all stations, platforms, railings, stairs, ramps and parking lots.
Old Greenwich, Cos Cob, Riverside			No	n/a						
Danbury			No	n/a						
Bethel			No	n/a	Yes	Yes	n/a	State	The State is responsible for (i) maintaining and/or restoring all fencing bordering the tracks and canopies over the platforms, and (ii) all major structural renovations and/or repairs, and may, upon written notice to Lessee, draw funds remaining in the Reinvestment Fund as surplus at the end of each 5 year period to pay for any of the above-cited work.	Lessee is responsible for the day-to-day maintenance, including, but not limited to, any and all platforms, railings, stairs, shelters, and ramps, i.e. general structural repairs, snow removal, and security
Redding			No	n/a						
Branchville			No	n/a						Lessee is responsible for (i) maintaining and/or restoring all fencing bordering the tracks and canopies over the platforms and maintaining all major structural renovations and/or repairs and (ii) day-to-day maintenance, including, but not limited to, any and all platforms, railings, stairs, shelters, and ramps (i.e. general structural repairs, snow removal and security).
Cannondale, Wilton			No	n/a						
Merritt 7			n/a	n/a						
New Canaan, Talmadge Hill			No	n/a						
Springdale, Glenbrook			No	n/a						
Scymour			No	n/a						
Derby			No	n/a						

Connecticut DOT Rail Governance Study
Lease Matrix

Station Name	Enhance Aesthetic Appearance	Not Erecting Signs on Premises	Surface Grade Land	Install and Maintain Fencing	Install Suitable Drainage	Ice Snow Control of Sidewalks	Install and Maintain Electrical Systems for Lights	Sweeping and Cleaning Litter	Station Structures	Platform Gutters	Fences	Signs	Platform Lights	Drains	Equipment	Electric and Mechanical Systems	Live Rail Facilities	Platforms	Railings	Stairs	Platform Shelters	Platform Canopy	Tunnels	Parking Lots	Waiting Room	Ticket Office	Baggage Room
New Haven	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	MNCR	Lessee	Lessee	MNCR	Lessee	Lessee	Lessee	State	MNCR	Lessee	Lessee	MNCR	MNCR	Lessee	Lessee	Lessee	Lessee	Lessee
Milford	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	State	Lessee	Lessee	Lessee	Lessee	Lessee	n/a	Lessee			
Stratford	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	MNCR	Lessee	Lessee	MNCR	State	State	State	State	Lessee	State	State	MNCR	MNCR	n/a	Lessee			
Bridgeport	State / Unico	State / Unico	State / Unico	State / Unico	State / Unico	State / Unico	State / Unico	State / Unico	State / Unico	MNCR	State / Unico	State / Unico	MNCR	State / Unico	State / Unico	State / Unico	State / Unico	MNCR	State / Unico	MNCR	MNCR	MNCR	State / Unico	State / Unico	State / Unico	State / Unico	State / Unico
Fairfield, Southport	Town	Town	Town	Town	Town	Town	Town	Town	The State retains the sole responsibility for maintaining all major structural renovations and/or repairs.	MNCR	Town	Town	MNCR	Town	Town	Town	State	Town	Town	Town	State	State	n/a	Town	Town	Town	Town
Green's Farm's, Westport	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	MNCR	Lessee	Lessee	MNCR	State	State	Lessee	State	Lessee	Lessee	Lessee	MNCR	MNCR	MNCR	Lessee			
East Norwalk	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	MNCR	Lessee	Lessee	MNCR	Lessee	MNCR	MNCR	State	MNCR	Lessee	MNCR	MNCR	MNCR	Lessee	Lessee			
Rowayton	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	MNCR (for platforms); State retains sole responsibility for maintaining all major structural renovations and/or repairs	MNCR	Lessee	Lessee	MNCR	Lessee	Lessee	Lessee	State	MNCR	Lessee	MNCR (for stairs leading to platforms)	MNCR	MNCR	n/a	Lessee			
Darien, Noroton Heights	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
Old Greenwich, Cos Cob, Riverside	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	State	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee			
Danbury	Lessee	Lessee	Lessee	State	Lessee	Lessee	Lessee	Lessee	Major structural renovations: State; General structural repairs: Lessee	Lessee	Lessee	State	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
Bethel	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	State: major structural renovations and/or repairs; Lessee: day-to-day maintenance	Lessee	State	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	State	Lessee	Lessee	Lessee	Lessee	Lessee
Redding	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	n/a	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	State	Lessee	Lessee	Lessee			n/a	Lessee			
Branchville	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	State	Lessee	Lessee	Lessee	Lessee	Lessee	n/a	Lessee			
Cannondale, Wilton	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	State	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	
Merritt 7	Lessee	Lessee. However, Lessee had the right to erect a sign or plaque (not larger than 4' x 5') identifying Lessee as the builder of the improvements and that the builder is affiliated with Merritt Seven Corporate Park.	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
New Canaan, Talmadge Hill	Lessee	Lessee	Lessee	State	Lessee	Lessee	Lessee	Lessee	The State retains responsibility for maintaining all major structural renovations and/or repairs. Lessee shall retain sole responsibility of the day-to-day maintenance, including general structural repair.	Lessee	State	Lessee	Lessee	Lessee	Lessee	Lessee	State	Lessee	Lessee	State	Lessee	State		Lessee	Lessee	Lessee	Lessee
Springdale, Glenbrook	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	n/a	n/a	Lessee	Lessee	n/a	Lessee	Lessee	Lessee	n/a	n/a	Lessee	Lessee	n/a	n/a	n/a	Lessee	n/a	n/a	n/a
Seymour	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	n/a	n/a	Lessee	Lessee	n/a	Lessee	Lessee	Lessee	State	n/a	Lessee	Lessee	n/a	n/a	n/a	Lessee	n/a	n/a	n/a
Derby	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	State has the right to inspect the parcel and to repair, maintain, improve, or reconstruct any State facility. Lessee performs day-to-day maintenance.	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee

Connecticut DOT Rail Governance Study
Lease Matrix

Station Name	No. of Spaces	Parking Fees	No. of Spaces – State	Owens Title to Property	Owens Title to Capital Improvements	Subleasing Allowed	Sale or Assignment of Lease Permitted
New Haven	950	The Parking Authority, as operator of the Transportation Center, will set hours, rates and other appropriate regulations for users of the Parking Garage. No special parking rates or discounts will be offered or allowed, except: (a) Rail commuters may be entitled to monthly parking rates not more than \$5.00 less than regular monthly rates. The number of commuter passes at any one time shall be not less than 100 and not more than 40% of the parking garage capacity; (b) Bona fide employees of the Connecticut Department of Transportation on official business shall receive parking at no cost up to a maximum of 3 spaces at any one time on a space-available basis.	32	State	State	Yes. The Parking Authority shall establish an annual rental fee, payable to the State on behalf of and pursuant to agreements with sublessee rail operators.	No
Milford		Where there is a charge for parking, there is a minimum annual charge of \$100.00 per vehicle. The State reserves the right to review and approve any and all parking fees which exceed this minimum fee.	The State reserves use of one (1) parking space in any parking lot at the Milford Railroad Station.	State	State	Yes	No
Stratford		Where there is a charge for parking, the minimum annual fee per vehicle is \$100.00. The State reserves the right to review and approve any and all parking fees which exceed this minimum fee.		State	State	No	No
Bridgeport	900 in parking garage; 500 in surface commuter lot	The State shall set the rates to be charged for the commuter parking spaces based on comparable rates at similar State-owned commuter parking facilities in New Haven and Stamford		City and State	The State shall perform capital improvements and renovations to the leased property in an amount not to exceed \$2,000,000.	Yes. The State shall have the right to sublease all the useable space of the premises.	Not specified
Fairfield, Southport		Where there is a charge for parking, there is a minimum annual charge of \$100.00 per vehicle. The State reserves the right to review and approve any and all parking fees which exceed this minimum fee.		State	State	Not without receipt of prior written approval of the State and the appropriate Federal Regulatory Agency, if required.	The Town of Fairfield may replace the Fairfield Parking Authority as Lessee under this Lease upon 30 days notice to the State. Otherwise, no assignment of this Lease is permitted without the prior written approval of the State and the appropriate Federal Regulatory Agency, if required.
Green's Farm's, Westport	Minimum of 1,665	Where there is a charge for parking, the minimum annual fee per vehicle is \$75.00. Any fee in excess of \$75.00 is subject to the State's approval. Lessee has the right to establish and publish a Daily, Weekly, Annual and/or other periodic Parking-Fee Schedule(s).	The State reserves the use of one (1) parking space in the "day parking" lot, on the westbound side of both the Westport Railroad and the Green's Farm Railroad Station.	State	State	Yes	No
East Norwalk		Where there is a charge for parking, the minimum annual fee is \$100.00. The State reserves the right to review and approve all parking fees which exceed this minimum fee.		State	State	No	No
Rowayton		Where there is a charge for parking, the minimum annual parking fee per vehicle is \$100.00. The State reserves the right to review and approve any and all parking fees which exceed this minimum fee. Lessee has the right to establish and publish a periodic Parking-Fee Schedule.	The State reserves use of one (1) parking spot in the "day parking" lot at the Rowayton Railroad Station.	State	State	Not without receipt of prior written approval of the State and the appropriate Federal Regulatory Agency, if required.	Not without receipt of prior written approval of the State and the appropriate Federal Regulatory Agency, if required.
Darien, Noroton Heights		Where there is a charge for parking, the minimum annual parking fee per vehicle is \$100.00. The State reserves the right to review and approve any and all parking fees which exceed this minimum fee.	None	State	State	Not without prior written approval from State	Not without prior written approval from State
Old Greenwich, Cos Cob, Riverside		Where there is a charge for parking, the minimum annual parking fee per vehicle is \$100.00. The State reserves the right to review and approve any and all parking fees which exceed this minimum fee. Lessee has the right to establish and publish a Daily, Weekly, Monthly, Annual and/or other periodic Parking-Fee Schedule(s).		State	State	Not without prior written approval of the State and the appropriate Federal Regulatory Agency	Not without prior written approval of the State and the appropriate Federal Regulatory Agency
Danbury		Lessee has the right to establish and publish a Daily, Weekly, Annual and/or other periodic Parking-Fee Schedule(s). Where there is a charge for parking, the minimum annual parking fee per vehicle is \$100.00. The State reserves the right to review and approve any and all parking fees which exceed the aforementioned minimum fee.	1 space in "day parking" lot	State		Not without receipt of prior written approval of the State and the appropriate Federal Regulatory Agency, if required.	Not without receipt of prior written approval of the State and the appropriate Federal Regulatory Agency, if required.
Bethel		Where there is a charge for parking, there is a minimum annual parking fee per vehicle of \$100.00. The State reserves the right to review and approve any and all parking fees which exceed this minimum amount. Lessee shall have the right to establish and publish a Daily, Weekly, Annual and/or other periodic Parking-Fee Schedule(s).	The State reserves 1 parking space in the "day parking" lot at the Bethel Railroad Station.	State	State	Not without receipt of prior written approval of the State and the appropriate Federal Regulatory Agency, if required.	Not without receipt of prior written approval of the State and the appropriate Federal Regulatory Agency, if required.
Redding		Where there is a charge for parking, the minimum annual parking fee is \$100.00 per vehicle. The State reserves the right to review and approve any and all parking fees that exceed this minimum fee. Lessee has the right to establish and publish a Daily, Weekly, Monthly, Annual and/or other periodic Parking-Fee Schedule(s).		State	State	Not without receipt of prior written approval of the State and the appropriate federal regulatory agency, if required	Not without receipt of prior written approval of the State and the appropriate federal regulatory agency, if required
Branchville		Where there is a charge for parking, the minimum annual fee per vehicle is \$100.00. Lessee may establish and publish a periodic Parking-Fee Schedule.	The State reserves one (1) parking space in the "day parking" lot.	State	State	No	No
Cannondale, Wilton		Where there is a charge for parking, the minimum annual fee per vehicle is \$100.00. The State reserves the right to review and approve any and all parking fees which exceed this minimum fee. Lessee has the right to establish and publish a Daily, Weekly, Monthly, Annual and/or other periodic Parking-Fee Schedule(s).		State	State	No	No
Merritt 7			None	State	State	Lessor has the right to assign its rights under the Lease to Amtrak Commuter Services Corporation. Lessee shall have the right to sublease the premises to a corporation, provided at least 51% of the stock in such corporation is owned by the principals owning or controlling at least 51% of the stock interest in Lessee.	Lessee shall have the right to assign or transfer the Lease to a corporation, provided at least 51% of the stock in such corporation is owned by the principals owning or controlling at least 51% of the stock interest in Lessee.
New Canaan, Talmadge Hill		Where there is a charge for parking, the minimum annual parking fee per vehicle is \$100.00. The State reserves the right to review and approve any and all parking fees which exceed this minimum fee. Lessee has the right to establish and publish a Daily, Weekly, Monthly, Annual and/or other periodic Parking-Fee Schedule(s).		State	State	Not without receipt of prior written approval from the State and the appropriate Federal Regulatory Agency, if required.	Not without receipt of prior written approval from the State and the appropriate Federal Regulatory Agency, if required.
Springdale, Glenbrook		If there is a charge for parking: (a) Lessee has the right to establish and publish a periodic Parking-Fee Schedule; and (b) the minimum annual fee per vehicle shall be \$100.00. The State reserves the right to review and approve any and all parking fees which exceed this minimum fee.	The State reserves use of one (1) parking space at both the Glenbrook Railroad Station and the Springdale Railroad Station.	State	State	Not without prior written approval from State and appropriate Federal Regulatory Agency, if required	Not without prior written approval from State and appropriate Federal Regulatory Agency, if required
Seymour		Lessee shall have the right to establish and publish a Daily, Weekly, Annual and/or other periodic Parking Fee Schedule(s).	None	State	State	No	No
Derby		Where there is a charge for parking, the minimum annual parking fee per vehicle is \$100.00. The state reserves the right to review and approve any and all parking fees which exceed this minimum fee.		State	State	Not without prior written approval by the State and the appropriate Federal Regulatory Agency	The leased property shall not be assigned without prior written approval by the State

Connecticut DOT Rail Governance Study
Lease Matrix

Station Name	Termination	Miscellaneous
New Haven	Section 9.5 requires that, upon expiration or termination of the Agreement for any reason, improvements (including but not limited to signs, lighting, fences, pier protection devices, paved areas and sidewalks) shall not be removed, and shall be the property of the State. Section 9.6 requires that Lessee record the Agreement and any supplements or renewals thereof on the land records; failure to record is sufficient grounds for the State to terminate the Agreement without notice.	Incorporates "Standard Railroad Lease Specifications & Covenants," dated 7/1/80.
Milford	The State may terminate this Lease upon one year's notice to the Town for reasons of default or if the property is needed for transportation related purposes.	Lease is made subject to the "Standard Railroad Lease Specifications & Covenants" dated 10/1/97
Stratford		Lease is made subject to the "Standard Railroad Lease Specifications & Covenants" dated 1/1/88.
Bridgeport	Either party may terminate this Operating Agreement upon 30 days notice to the other party for reasons of default by the other party, if default remains uncured for 60 days. The State reserves the right to terminate the Operating Agreement for any reason, upon at least 365 days notice to the City.	The City shall bear the entire risk of loss to the property. In the event of loss, the State shall have priority claim against insurance proceeds to recover unamortized investment in capital improvements and renovations funded by the State.
Fairfield, Southport	The Town of Fairfield may replace the Fairfield Parking Authority as Lessee under this Lease upon 30 days notice to the State. Otherwise, no assignment of this Lease is permitted without the prior written approval of the State and the appropriate Federal Regulatory Agency, if required.	Lease is made subject to "Standard Railroad Lease Specifications & Covenants," dated 10/1/97.
Green's Farm's, Westport	The State may terminate this Lease upon one year's notice to Lessee for reasons of default or if the property is needed for transportation related purposes.	The Lease is made subject to the "Standard Railroad Lease Specifications & Covenants," dated 6/1/91.
East Norwalk	The State may terminate this Lease upon 90 days' notice to Lessee for reasons of default or if the property is needed for transportation related purposes.	Lease is made subject to the "Standard Railroad Lease Specifications & Covenants" dated 12/1/89 (the "Standard Specifications"). Item (7) , third paragraph (Waiver of Governmental Immunity), of the Standard Specifications is not applicable to the Lease and was deleted. Item (30) of the Standard Specifications is deleted and replaced by: "[Lessee] hereby acknowledges and agrees to comply with the policies enumerated in 'Connecticut Department of Transportation Policy No. ADMIN. -10 Subject: Code of Ethics Policy,' April 15, 1988."
Rowayton	The State may terminate this Lease upon one year's notice to the Town for reasons of default or if the property is needed for transportation related purposes.	The Lease is made subject to the "Standard Railroad Lease Specifications & Covenants" dated 10/01/97.
Darien, Noroton Heights	The State may terminate this Lease upon one year's notice to the Town for reasons of default or if the property is needed for transportation related purposes.	Lease is made subject to each and every specification and covenant unless specifically deleted therefrom, contained in the "Standard Railroad Lease Specifications & Covenants" (the "Specifications"), dated 5/1/95. However, Item (28) of the Specifications (requiring Lessee's compliance with the Connecticut Required Contract/Agreement Provisions entitled "Specific Equal Employment Opportunity Responsibilities," dated 4/6/94) is not applicable to the Lease and is deleted in its entirety.
Old Greenwich, Cos Cob, Riverside	The State may terminate this Lease upon one year's notice to the Town for reasons of default or if the property is needed for transportation related purposes.	Lease is made subject to "Standard Railroad Lease Specifications & Covenants" dated 10/1/97
Danbury	The State may terminate this Lease upon one year's notice to the Town for reasons of default or if the property is needed for transportation related purposes	Lease is made subject to the "Standard Railroad Lease Specifications and Covenants" dated 5/1/95.
Bethel	The State may terminate this Lease upon one year's notice to the Town for reasons of default or if the property is needed for transportation related purposes	Lease is made subject to the "Standard Railroad Lease Specifications and Covenants" dated 5/1/95.
Redding	The State may terminate this Lease upon one year's notice to the Town for reasons of default or if the property is needed for transportation related purposes.	Lease is made subject to "Standard Railroad Lease Specifications & Covenants" dated 5/1/95
Branchville	The State may terminate this Lease upon one year's notice to the Town for reasons of default or if the property is needed for transportation related purposes.	Lease is made subject to the "Standard Railroad Lease Specifications & Covenants" dated 5/1/95.
Cannondale, Wilton	The State may terminate this Lease upon one year's notice to the Town for reasons of default or if the property is needed for transportation related purposes.	The Lease is made subject to the "Standard Railroad Lease Specifications & Covenants" dated 10/01/97.
Merritt 7	The State may terminate this Lease immediately on written notice to Lessee if: (a) Lessee defaults on rent or any other covenants and agreements contained in the Lease; and/or (b) the premises is not used for purposes authorized by the Lease for a period of at least 1 year; and/or (c) Lessee declares or files a petition in bankruptcy, or is declared bankrupt.	Lessee shall not use or occupy the premises for any other purpose whatsoever than as a site for the operation of a railroad passenger station and commuter parking lot.
New Canaan, Talmadge Hill	The State may terminate this Lease upon one year's notice to the Town for reasons of default or if the property is needed for transportation related purposes.	Lease is made subject to the "Standard Railroad Lease Specifications & Covenants" dated June 18, 1998
Springdale, Glenbrook	The State may terminate this Lease upon one year's notice to the City for reasons of default or if the property is needed for transportation related purposes.	Lease is made subject to the "Standard Railroad Lease Specifications & Covenants," dated 10/1/91.
Seymour	Lessee may terminate this Lease upon ninety (90) days notice. The State may terminate this Lease upon ninety (90) days notice to Lessee if property is needed for transportation related purposes of if there is a violation of any of the Lease terms by Lessee	Lease is made subject to "Standard Railroad Lease Specifications & Covenants" dated 10/1/91.
Derby	The State may terminate this Lease upon one year's notice to the Town for reasons of default or if the property is needed for transportation related purposes	Lease is made subject to the "Standard Railroad Lease Specifications & Covenants," dated 6/1/99.