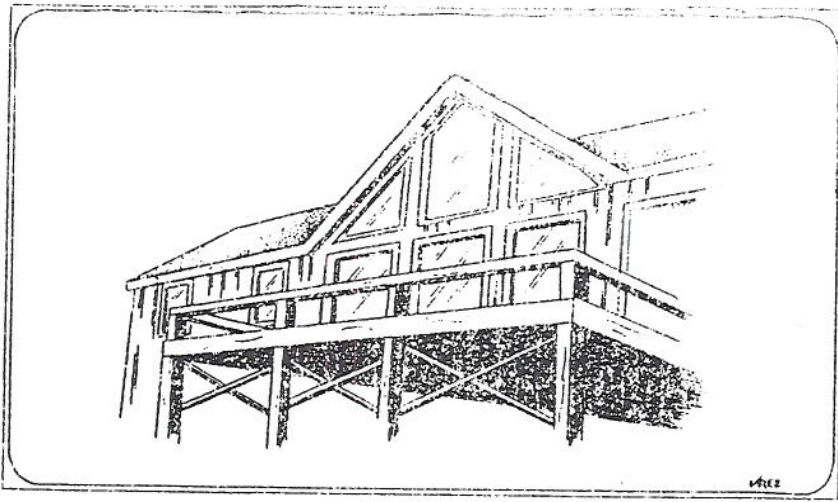


## Brief Introduction to the NUHOC Lodge



*I wish you good spaces in the  
far away places you go.  
If it rains or it snows,  
May you be safe and warm...  
And if you need somebody sometime,  
You know I will always be there.*

*G. Lightfoot*

The NUHOC Lodge is a wood building designed and built by club members in 1971. Located about 15 - 20 miles NE of Mt. Washington places it about 3½ to 4 hours away from Boston by car in the small town of Shelbourne, N.H. It is situated in the White Mountain National Forest, which is about 3/4 million acre tract of forest land with about 1,200 miles of trails.

The Lodge itself is located about 10 minutes walk up a foot-trail from a major road. The Lodge is the civilization in the area. There is usually no one else for miles around. With an open view to the west, there is nothing to be seen or heard above the tree lined ridge except sunsets and crickets.

The Lodge, which is totally run by a committee within the club, accommodates about 45 people at any one time, providing 20 bunks with mattresses and another 25-30 mattresses split between two overhead sleeping lofts. The Lodge is heated by a large fireplace and new soapstone woodstove. Gas heaters are used should the weather require it. There are gas lamps throughout the Lodge and all of our cooking is done on a large restaurant sized stove and oven. Occasionally an outside fire is used for barbecues. Besides the sleeping areas, we have a large living room, dining room, a kitchen, and workroom. All of the drinking water is collected by hand from our pumphouse (called the sturdiest in N.H.). Toiletry needs are taken care of by our outhouse. All of the chores necessary to run the Lodge are evenly divided so that everyone has plenty of time to enjoy their weekend.

Surrounding the Lodge are many trails used as hiking and/or cross country skiing trails. In addition, there are two major downhill ski areas nearby - Wildcat in Pinkham Notch and Sunday River in Bethel, Maine. Both are within 30 minute drives. The mountains, rivers, and many friends await your discovery in the OUTING CLUB.

The OUTING CLUB office is in 256 EC, phone 437-2650 (Ext 2650 on campus).

The general concept of the NUHOC lodge is repeatedly given to Doug Prescott, Northeastern University class of 1970. In February of 1970, an alumnus proposed a possible donation of land in North Conway, NH, at which point club members began to develop and express a strong desire to construct a lodge for the club. Over the next year, many students committed to developing a lodge in an effort that ultimately cumulated in the Brown Memorial Lodge.

In March of 1970, the NUHOC Executive Board established a "Land and Facilities Committee" to oversee lodge development activities. In April, this committee contacted major paper companies and land owners in New Hampshire and Maine about potentially leasing land for a lodge. Verbal contact was made with Brown Paper Company in Berlin, NH, and the committee decided to concentrate its search efforts through the company. Maps were prepared identifying Brown Paper lands, and land search weekends were initiated scouring New Hampshire and Maine for an appropriate site. In May, a site was located approximately one mile off Route 2 along an old dirt road, and on May 17<sup>th</sup>, Brown Paper Company representatives visited the site and agreed in favor of leasing the location.

As soon as it became evident there was a possibility of leasing land and building a lodge, the committee asked club members to submit designs by May 7<sup>th</sup> with reference to hand-written specifications from Doug Prescott, the chairman of the Land Committee:

1. Plans must be to scale and fairly detailed (ie: Show bunks, shelves, sinks, etc.)
2. Plan should include about 20 beds (10 bunks) with a sleeping loft for additional space. Show the access to the loft.
3. Allow for easy, future expansion of bunkroom space, dining area, and living room. Plan for any expansion to occur without interrupting the normal usage of the lodge.
4. Plan for the kitchen should include locations for refrigerator, large stove, double sink, cupboards, a lot of counter space (including cutting board area) and meal-setting for at least 20.
5. Bunkrooms and the living room should have storage space, coat hanging area, and a clothes drying area.
6. The living room should include wall seats with storage underneath and a large fireplace.
7. Each bunkroom should have space for a small sink and mirrors, and some extra floor space for packs, suitcases, chairs, etc.
8. Indicate the main and rear door locations; allow for (and indicate the locations of) many windows.
9. Have at least 6 copies of your plan for the Land Committee.
10. Submit more than one design if you wish.
11. Since we'll be doing the work, keep the plan simple!

At the time of the deadline, eight sets of scale drawings were submitted and the field was narrowed to three fairly easily. All eight designs are available for review in the lodge design document as well as the reasoning that led to the eventual modification and selection of Mike Rodrique's 3rd submission.

In June, a Committee Report was prepared and Doug Prescott, Pat Rodrique, and Al Cotich met with the President of Northeastern University to request University approval. President Knowles met the proposal with enthusiasm and went on to present the plan to the Board of Trustees. The Northeastern University Board of Trustees approved the plan and authorized President Knowles to allocate funds for lodge development. On June 30<sup>th</sup>, President Knowles donated \$500 to the Lodge fund. In July, a contract to lease one

acre of land and the rights to construct a lodge and use the surrounding area was signed by the University's Vice President of Finance, Bateson. At that time, soil samples and site surveys were conducted and the site was found suitable for development.

As it became necessary to gather materials for construction, Al Hooker (Class of 1972) notified the club that a warehouse in Laconia, NH was being demolished, and he had gotten approval for the club to salvage materials. Through the efforts of 13 club members, enough 3 inch flooring was obtained for the entire lodge, as well as most of the support columns and beams, for the cost of \$60.

On July 11, 1970, the Ground Breaking Ceremony took place after the land was cleared, and a temporary out-house and fireplace were constructed. A week later, NUHOC was at the site building a permanent out-house, tent platforms, a cookshed, and a trail to Connor Brook. During the next few weeks, the 24 pillars that support the building were prepared and poured. Shortly after, the main deck of the building was constructed, however the goal of having the lodge enclosed by winter is abandoned in mid-September and construction is halted. It was decided that the chance of not completing the framing before snowfall is great and could result in damage to the incomplete structure, so the remainder of the month was spent devoted to site clean-up, stocking the structural wood for drying over the winter, and covering the deck for an early spring resumption of activity.

Over the summer, Al Cotich organized an alumni fundraising campaign by consolidating club records and an intensive letter-writing and telephone plan to provide money for the lodge construction. The campaign resulted in \$1,445 raised from alumni contributions by September. The total lodge funds included the alumni contributions, the money from President Knowles, and \$952 from student donations, and when construction halted for the year, \$1135.63 had been expended. This left the lodge fund with a balance of \$1761.37 going into the winter.

Winter projects for 1970 to 1971 included material selection, planning, and designing. NUHOC also held education programs on the lodge, construction techniques, tools, and safety precautions to prepare volunteers to work on the lodge in the spring.

May 1<sup>st</sup> was the beginning of the 1971 construction season, when the road became passable by jeep for the first time and the tent platforms were set up again. By mid-May, the external and internal frames had been completed, the main support beams were put in place, and at the end of May the flooring was installed in both lofts. A dam was constructed for swimming in Connor brook, where the water rose to 5.5 feet overnight. In June, the rafters and siding were completed, and with the work done by Doug Damon and Al Hooker spending two complete weeks on site, the roof was finished by June 18<sup>th</sup>. Much of July's work focused on the chimney, although there are no records of August or September's work on the lodge.

Over President's Day in October, the picture windows were installed and the lodge was finally enclosed. The fireplace was lit for the first time and it was discovered that the fire must be built way in the back for it to draw properly. At Thanksgiving, an old wood stove was brought up and installed, a new pump was installed, the sink plumbing was finished, and a gas refrigerator was put in. With the wood stove and the fireplace, the lodge was sufficiently finished to be used for the winter.

In 1972, the kitchen cabinets were finished, water bars were put in the trail and around both the pump and the outhouse. The pump house was constructed in October, and in November gas heaters were installed in the bunkrooms.

During March of 1973, the lodge had wax heat alarms installed in the lofts and fire extinguishers were distributed around the lodge in case of emergency. That fall, the lodge converted to a 1000 gallon bulk gas tank, when piping was also run underground to the lodge. Wood was brought up to complete work on the ceiling, however it was stored in the loft over the winter and work began in April 1974. The cutting was done by hand after the generator seized. That same week, the new Garland stove was installed and the workroom door was relocated. At this time, the outhouse needed to be remodeled as well. In November of '74, the ladders to the lofts were secured with wooden pegs, rather than rope, a much needed improvement from a sturdiness standpoint.

1975 saw the floors cleaned and sealed, and a new bridge built over the tributary to Connor Brook, but major changes to the lodge were minimal. In the spring of 1976, the woodshed needed residing, and in the fall NUHOC heisted some railroad ties for use in trail reconstruction. Shortly thereafter, on November 21<sup>st</sup>, the trail dedication took place and the trail was deemed the "Wild Willey Trail".

The first heavy duty door was installed on the lodge August 14, 1977 and as the lodge neared ten years of age, the first round of things began needing rebuilding. On October 7, 1978, the pump house had to be demolished; it was rebuilt two weeks later. The hood was put above the stove in 1979, and a grate was built for the fireplace to keep the fire farther back. For the first time, chimney caps were installed on both chimneys.

Plexiglass panels were installed over the upper plate glass windows in 1980 as an attempt to keep the lodge warm during the winter, and in the spring of 1981 the shutters were completed. The front porch had to be torn down in July and reconstructed in August, due to rotting wood.

In 1984, Kerry Weidener put railings on the lofts, a much needed safety feature we now take for granted.

The 1980s and early 90s were not as well documented as the lodge's early history, although I do know that the lodge is now using it's third wood stove, a new outhouse (although nobody can really tell me about when the outhouse moved), and the gas heaters were taken out of the bunkrooms. These changes are all documented in their respective sections, however I thought it was appropriate to cover the original construction of the lodge in a manual designed to facilitate its maintenance.

Additionally, the fireplace was reconstructed in 1999 as Brian McCarthy's LC project. Doug Ruuska designed the façade and if you get the chance you should have him explain the importance of the rocks to you!

The NUHOC lease has changed very little between 1970 and 2008 although Brown Company, the original lessor of the lodge and its land, has undergone several changes and been acquired multiple times during this period. At present, MeadWestaco Oxford Corporation owns the lease and our rent has increased from its original \$250 per year.

Our current contact at MeadWestvaco Oxford Corporation is Kelly Berry in the MeadWestvaco Papers Group. Correspondence should be mailed to:

MeadWestvaco Oxford Corporation  
Attn: Kelly Berry  
35 Hartford St.  
Rumford, ME 04276

The lodge committee chairperson is responsible for renewing the lease each June by signing a new copy of the lease and securing the payment for the rent as needed from Northeastern University.

According to our lease, the lodge may not be used as a permanent residence and we may collect up to two cords of firewood from lands owned by the paper company in one year (although technically, a copy of the lease should be with you when you collect firewood). We are not allowed to prohibit anyone from walking on or through our property, nor are we allowed to construct a fence. We must seek approval from Ms. Kelly Berry before we make alterations or improvements to our road, buildings, or accessory structures.

A recent copy of the lease follows:



MEADWESTVACO OXFORD CORPORATION  
MeadWestvaco Papers Group, Rumford, Maine

This Lease, made this 1<sup>st</sup> day of June, 2003, by and between MEADWESTVACO OXFORD CORPORATION, MeadWestvaco Papers Group, Rumford, Maine as Lessor and:

9/0 NORTHEASTERN UNIVERSITY *Huskies & Outing Club*  
228 CSC  
360 HUNTINGTON AVE  
BOSTON, MA 02115

as Lessee.

|            |  |      |          |
|------------|--|------|----------|
| LOCATION   | <p>Lessor does hereby lease to Lessee and Lessee does hereby lease from Lessor the following Premises:</p> <p>Located in SHELBURNE, COOS COUNTY, NH<br/>a lodge site located south of US Rt 2 on the east bank of<br/>Connor Brook lying between said Brook and the Connor Brook<br/>Road at a point 6 1/2 chains southerly of the intersection of<br/>said Road and the Hastings Trail. Approx 1 acre in size.</p> <p>Lessor reserves the right to establish metes and bounds.<br/>Said Parcel previously leased to .<br/>See Exhibit A for a general location map and/or a Plan of Premises.</p> |      |          |
| TERM       | <p>To have and to hold said Premises until the first day of June next following the date of this Lease, and thereafter from year to year; subject to the right of Lessee to terminate this Lease by giving to Lessor notice in writing at least one year before the date specified in such notice for the termination hereof; and as provided for in Paragraph 11 of this Lease, subject to the right of Lessor to terminate this Lease for cause, and subject to the right of Lessor to terminate this Lease without cause by giving to Lessee one year's notice.</p>                             |      |          |
| CONDITIONS | <p>It is hereby agreed between Lessor and Lessee that this <b>Lease is subject to the Terms and Conditions listed on pages 2 through 4</b> of this Lease which Lessee has read and understands, and Lessee agrees to observe, abide by and perform each such Term and Condition.</p>   |      |          |
| RENT       | <p>Lessee agrees to pay the rent according to the following schedule:</p> <table> <tr> <td>2003</td><td>\$910.00</td></tr> </table> <p>Rentals are payable annually in advance as indicated in the above schedule and within 30 days of date of invoice. Payments shall be made to:<br/>"MeadWestvaco Oxford Corporation", Attn: Kelly Berry, 35 Hartford Street, Rumford, ME 04276</p>  | 2003 | \$910.00 |
| 2003       | \$910.00   |      |          |
| DEFAULT    | <p>If Lessee shall fail to pay the rent as provided above, or shall fail to perform each of the Terms and Conditions to be performed by Lessee, Lessor, in addition to all other rights and remedies available to Lessor, shall have the right at its option at any time thereafter to terminate this Lease by notice in writing to Lessee, as provided for in Paragraph 11 of this Lease.</p>   |      |          |
| SURRENDER  | <p>Upon termination of this Lease for any reason, Lessee agrees to quit and deliver up peaceably and quietly said Premises in a good and neat condition to Lessor.</p>   |      |          |
| SIGNATURES | <p>IN WITNESS WHEREOF the parties have hereto set their hands the day and year first above written.</p>  |      |          |

Witness  
Witness  
Witness  
Witness

*[Signature]*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LESSEE

*[Signature]*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LESSOR

MEADWESTVACO OXFORD CORPORATION  
MeadWestvaco Papers Group

Witness

\_\_\_\_\_

By:

Director of Fiber Supply, Rumford, Maine



## TERMS AND CONDITIONS

**(1) Residential and Seasonal Use Only.** Lessee shall have the right to occupy and use buildings and improvements on the leased land described in the "Location" section of this Lease ("Premises") only for non-commercial recreational purposes, except for a specific alternative purpose as stated under said Location section, with the right to pass and repass over and across other lands of Lessor going to or from the Premises. Lessee agrees the Premises shall be used only on a seasonal basis and not for year around occupancy or as a primary residence.

**(2) Prohibitions Without Consent.** The following are PROHIBITED without the PRIOR WRITTEN PERMISSION of Lessor:

- causing any site or shoreland alteration (including, without limitations, the cutting of trees or brush, except to maintain an existing camp clearing and road access in compliance with shoreline protection laws);
- constructing, reconstructing, repairing or improving any driveway or roadway, bridge, culvert or drainage structure or device (including, without limitations, the obtaining and placing of gravel or fill);
- constructing or installing any new building, accessory structure or site improvement (including, without limitations, any dock, pier, boat slip, foundation, retaining wall, water system or wastewater disposal system);
- changing the size of, or capacity of, any existing building, accessory structure or site improvement;
- changing the use of, or moving, any existing building, accessory structure or site improvement;
- increasing the number of dwelling unit(s);
- assigning or subletting this Lease of the Premises or any part thereof;
- installing or permitting the installation of any tents or trailers;
- maintaining any animals or livestock with the exception of small domestic animals such as a cat or dog;
- cultivating the earth with the exception of a garden for domestic consumption only; or
- cutting of or taking of merchantable timber or live trees except as otherwise authorized herein.

**(3) Prohibitions Regardless of Consent.** The following are PROHIBITED:

- using of a cable, chain, rope or other inconspicuous gateway across any driveway or roadway;
- operating any snowmobile on plowed roads on lands of Lessor;
- operating any 2-wheeled motorized dirt bike on lands of Lessor;
- operating any ATV except in accordance with the following restrictions:  
Lessee agrees for itself, and its guests, servants and agents, that:

- in New Hampshire, all designated truck roads and designated trails are signed for ATV use. If there are no signs indicating permission to use ATVs, then ATV use in such non-designated truck road and trail areas is prohibited;
- in Maine, all truck roads are available for ATV use except those truck roads posted prohibiting ATV use. Posted truck roads are indicated by 12" x 12" yellow signs indicating the prohibition of ATV use. Like NH, designated trails are signed for ATV use. If there are no signs on trails indicating permission to use ATVs, then ATV use in such non-designated trail areas is prohibited.

Concerning these provisions: (i) a "truck road" is defined as a route constructed to support the hauling of forest products, and is characterized by a travel surface and constructed drainage features; and (ii) a "trail" is defined as a route through the woods that was not designated for truck or highway vehicle traffic, including, without limitations, skid trails, hiking trails, game trails, and ATV/snowmobile trails;

- interference with the property of or with activities of Lessor or its licensees on the Premises or on other lands of Lessor, or allowing interference by others; or
- violation of any Federal, State or Local law, rule or regulation.

**(4) Lessee's Affirmative Obligations.**

**(A) Fire Protection and Sanitation.** Lessee shall:

- cooperate with Lessor in the care and protection from fire on the Premises and on other lands of Lessor;
- keep the Premises free and clear of all brush, rubbish, garbage, debris, trash and hazardous waste (excluding only a reasonable amount of household products for personal use);
- remove from the Premises all accumulated, if any, and current, rubbish, garbage, debris, trash and hazardous waste (including, without limitations, unused appliances, power equipment and stoves; unregistered vehicles; junk vehicle and equipment parts; old tires and batteries; and unused empty barrels), other than natural yard or forest debris, for disposal off of lands of Lessor in a timely and a legally permitted manner;
- containerize and remove from the Premises all used petroleum products for disposal off of lands of Lessor in a timely and a legally permitted manner; and
- properly store any fuels and remove unused fuel containers.

**(B) Code Compliance and Structure Maintenance.** Lessee shall:

- observe and/or comply with any and all laws, rules and regulations, Federal, State, Local, or otherwise, including, without limitations, waste disposal; storage, use and disposal of hazardous waste; fire; fire hazards; prevention of fires; pollution; shoreland zoning; land use; and fish and game; and
- maintain any and all structures and improvements upon the Premises in good repair and in a structurally sound manner.

**(C) Indemnification.** Lessee shall indemnify and hold Lessor and its successors and assigns forever free and harmless of and from all loss, cost, debt, damage, claim and expense of every name and kind which may arise by reason of injury to or death of person(s) or damage to or destruction of property on the Premises and on other lands of Lessor during the term hereof or arising out of any activities of Lessee or its invitees during the term hereof. Such obligation of



indemnity and to hold harmless shall include the obligation to reimburse Lessor for its costs and attorneys' fees reasonably expended in connection with the defense of any such claim.

(D) **Insurance.** For those Leases being a developed or undeveloped "camplot" site, Lessee shall maintain a policy of public liability insurance in the minimum amounts of One Million Dollars (\$1,000,000), single limits, upon which Lessor shall be named as an additional insured. Lessee shall provide Lessor with a certificate evidencing such policy, which shall be non-cancelable with respect to Lessor without thirty (30) days prior written notice to Lessor. This obligation shall become effective June 1, 2004.

(E) **Taxes.** Lessee shall pay all taxes assessed against the building(s) and improvement(s) on the Premises.

(F) **Permitting Responsibility.** If any consent of Lessor is required herein and is granted, and if Lessee's proposed action requires governmental permission, or as reasonably requested by Lessor, Lessee shall furnish to Lessor a copy of all required Federal, State and Local application(s) and permit(s) acquired, or advisory ruling(s) acquired, pertaining to such actions prior to the commencement of such actions, it being understood that Lessor's consent is expressly conditioned on Lessee's obtaining all required permit(s) and/or ruling(s).

(5) **Lessor's Right-of-First-Refusal on Building(s).** In the event Lessee intends to sell the building(s) and improvement(s) on the Premises, Lessee shall first offer the same to Lessor at the same price and upon the same terms as Lessee shall offer any other person. Lessor shall have fifteen (15) days from receipt of such offer to indicate in writing to Lessee that it intends to purchase the building(s) and improvement(s). In the event that Lessor shall fail to so indicate, Lessee shall, subject to Lessor's requirements regarding assignment of this Lease, proceed with the sale to such other party. Lessee agrees to Lessor's then current lease transfer requirements, including, without limitations, the payment of a Lease Transfer Administration Fee.

(6) **Lessor's Reserved Rights.** Lessor reserves for itself, and its guests, invitees, licensees, permittees, servants, agents, employees, successors, and assigns, the rights at any and all times:

- to pass and repass over and across the Premises in such locations as it, in its sole and absolute discretion, may deem necessary or advisable;
- to use the shores for landing boats or for any other purpose connected with its business; and
- to search for, investigate and exploit subsurface minerals and resources underlying the Premises. In the event Lessor's operations with respect to subsurface minerals/resources unreasonably interferes with Lessee's occupancy of the Premises, Lessee shall have the right to terminate this Lease upon sixty (60) days' notice to Lessor.

(7) **Firewood Permit.** A camplot Lessee may enter Lessor's local forestlands and collect up to two (2) cords of firewood per year for personal use at Lessee's camp without an additional firewood permit. No firewood collected may be sold to others or transported off of Lessor's lands. Firewood shall be unmerchantable tops of fallen trees, short ends less than thirty (30) inches in length, trees bulldozed over during road construction and not utilized, and small trees knocked down by skidding operations and not utilized. No standing trees shall be cut nor shall any merchantable wood (pulpwood, boltwood, or sawlogs) be taken as firewood. No wood shall be gathered on any active logging job. This permission is given with the understanding that Lessee shall observe and comply with all laws relating to littering, dumping, fire, fire hazards, and the prevention of fires, and that there is no interference with Lessor's or its logging contractors' activities. A copy of this Lease shall be in Lessee's immediate possession whenever engaged in the collection or transportation of such firewood.

(8) **Road Maintenance.** Road maintenance, including snow plowing, shall be performed by Lessor for its own purposes. No road maintenance by Lessor shall be provided for the benefit of Lessee.

(9) **Spring, Well and Waterline Interest.** A camplot Lessee, or a Lessee for a specific alternative purpose encompassing a spring/well and/or waterline, may, in common with others having similar interest, take and use water for domestic purposes only, from a certain spring/well as described herein. This interest is contingent on Lessee and others with similar interests in common providing and maintaining a safe cover over the water source. Included is the right to enter upon land of Lessor to clean out, develop, protect and improve the spring/well, to lay and maintain a waterline from the spring/well across land of Lessor within the Premises or to the Premises, or to property of Lessee, doing no unnecessary damage to land, forest growth, or property. Lessor may require that the waterline be installed in the ground by Lessee. Lessee agrees to move the waterline if requested by Lessor. No waterline establishment or re-establishment may occur without its location being approved by Lessor, the intent being that minimal disturbance occurs to vegetation and soil, and for optimum and convenient waterline location.

Lessor assumes no responsibility for the quality or quantity of water taken by Lessee from the spring/well. Lessee covenants and agrees to appear, defend and hold harmless Lessor against the claim of any person for damage or injury of any kind, or illness, resulting from the consumption of such water, or in any other way connected with the right which is hereby leased to Lessee. Lessor also assumes no liability for damage to said spring, well, or waterline leading therefrom, regardless of how such damage may occur. Lessor reserves the rights: for itself, guests, servants or agents to pass over the Premises at any and all times for business purposes; to take off trees for any use as Lessor may have occasion; and to enter upon, occupy, possess and enjoy the Premises in any way in connection with Lessor's business.

(10) **Lessor's Right to Change Terms of Lease.** At the termination of the initial one-year term or any subsequent renewal term of this Lease, Lessor may impose new or different requirements, including, without limitations, a change in the provisions, lease rental rate, and the Terms and Conditions of this Lease. Lessor shall give Lessee a minimum of thirty (30) days' written



notice of any such change. In the event that Lessor shall, for any reason, fail to provide said thirty (30) days' written notice of change, said change shall nonetheless become effective on the thirty-first day following the giving of such notice of change. To the extent that the change includes a change of a renewal term's annual rental rate, such rental rate shall be adjusted to reflect the delay in implementation of the new rental rate by reason of the late notice. This Lease may set forth rental rate(s) which shall be applicable for renewal term(s) beyond the initial one-year term of this Lease; the inclusion of such renewal rental rate(s) shall constitute Lessee's receipt of at least thirty (30) days' written notice of the change in Terms of this Lease; **notwithstanding the inclusion of such renewal rental rate(s), this Lease is a lease for a one-year period.**

**(11) Termination.** This Lease may be terminated for cause; or Lessor may, in the absence of cause, determine not to renew this Lease. Termination for cause reasons shall consist of: (i) nonpayment of lease rental due, (ii) violation by Lessee of a provision of this Lease, or (iii) a judicial/administrative determination that Lessee or any invitee of Lessee has committed a violation of Local, State or Federal laws, rules or regulations, upon the Premises or during a period of occupancy of the Premises. That Lessor has instructed Lessee in writing to cure said violation(s) shall not constitute a waiver by Lessor of the right to terminate this Lease, if, Lessee has failed to cure such violation(s) at the time the notice of termination is given to Lessee.

In the event that Lessor shall determine that it intends not to renew this Lease, Lessor shall give to Lessee a one (1) year's written notification of termination due to such non-renewal, in which event, this Lease shall terminate at the end of said one-year notice period. Such notification of termination due to non-renewal need not be given on an anniversary date of the Lease; provided that if given less than one (1) year prior to the anniversary date of the Lease, the Lease shall remain in effect in accordance with its current terms until the expiration of such one-year notice period. Notwithstanding this provision, the notification of termination due to such non-renewal shall not limit Lessor's right to change the terms of this Lease, as provided in Paragraph (10) above.

**(12) Removal of Structures upon Termination.** If Lessee shall be in default under any of the provisions of this Lease at the time of its termination, all structure(s) on the Premises as of the date of such termination shall become the property of Lessor free of charge or expense, except however, if Lessee gives Lessor notice in writing by certified mail, return receipt requested, within fifteen (15) days next following the termination date of the Lease, of Lessee's intentions to remove the structure(s) upon the Premises, then Lessee shall have the right to remove the structure(s) and recover title thereto as long as removal is completed on or before November 1<sup>st</sup> next following the date of termination. In the event that Lessee gives such timely notice to Lessor, but Lessee's notice is not given to Lessor prior to October 30<sup>th</sup> of the calendar year in which the Lease is terminated, then Lessee shall have the right to remove the structure(s) and recover title thereto as long as removal is completed on or before December 1<sup>st</sup> (unless the parties have otherwise agreed in writing), provided that following the date of termination of the Lease, Lessee shall be entitled to occupy the Premises solely for the purpose of removing personal belongings and removal of the structure(s). Upon termination and after such allowed time for Lessee to remove any structures, title to remaining structures and title to permanent improvements including, without limitations, foundations, driveways, septic disposal systems or wells, and interest in any remaining personal property therein, shall vest in Lessor.

At the termination of this Lease, provided Lessee is not in default of any of the provisions of this Lease, Lessee shall have the right to remove any structure(s) on the Premises if that action is taken on or before November 1<sup>st</sup>, next, following the notification of termination, provided said notification is given at least ninety (90) days prior to November 1<sup>st</sup>. In the event such notification is given less than ninety (90) days prior to November 1<sup>st</sup>, such right to removal shall extend to April 15<sup>th</sup> following said November 1<sup>st</sup>; otherwise said structure(s) and any personal property therein shall become the property of Lessor free of charge and expense. Upon termination and after such allowed time for Lessee to remove any structures, title to remaining structures and title to permanent improvements including, without limitations, foundations, driveways, septic disposal systems or wells, and interest in any remaining personal property therein, shall vest in Lessor.

**(13) Lessee's Right-of-First-Refusal.** (1) In the event that Lessor shall receive and consider an offer from a party other than Lessee to purchase, as a separate parcel, the Premises, Lessor shall first offer to sell the Premises to Lessee for the same price and under similar conditions as the offer which was made to and considered by Lessor. Lessor shall notify Lessee in writing of the price set forth in such offer, and Lessee shall have ninety (90) days from the date of such notice to exercise Lessee's Right-of-First-Refusal by accepting, in writing, the offer to purchase the Premises, and shall close upon said sale within thirty (30) days after the date of acceptance, by paying to Lessor, in exchange for the deed the purchase price, in immediately available dollars. (2) In the event that Lessor shall decide to offer the Premises for sale, as a separate parcel, within a recognizable real estate market, Lessor shall first offer to sell the Premises to Lessee for a price, specified in the notice, determined by Lessor, based upon the advice of consultants experienced in either recreational real estate or timberlands; and Lessee shall have ninety (90) days from the date of such notice to exercise Lessee's Right-of-First-Refusal by accepting, in writing, the offer to purchase the Premises, and shall close upon said sale within thirty (30) days after the date of acceptance, by paying to Lessor, in exchange for the deed the purchase price, in immediately available dollars. Upon failure of Lessee to exercise the Lessee's Right-of-First-Refusal as called for in this Paragraph of the Lease, such Lessee's Right-of-First-Refusal shall become void as to Lessor, and Lessor shall have the right to convey the Premises, as a separate parcel, to any other person without the need for further notice to Lessee, and free of any interest of Lessee, except to the extent that the conveyance is or becomes subject to this Lease. To the extent that Lessor or any subsequent successor-in-title is thereafter required by law to afford a right-of-first-refusal to Lessee, such right-of-first-refusal shall be governed by the terms of a subsequently executed lease.



SHELBURNE

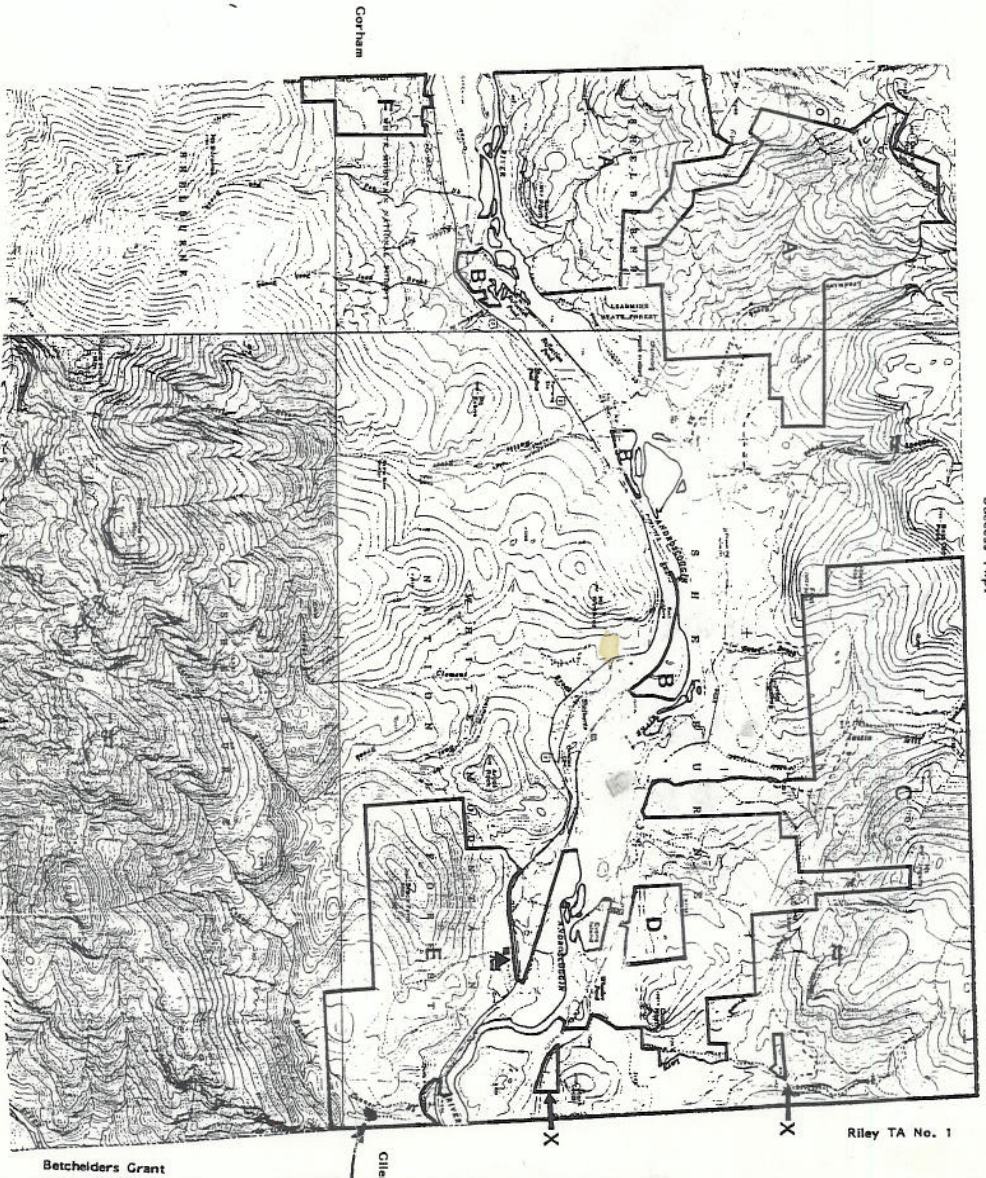
COOS COUNTY, NEW HAMPSHIRE

22

| SECTION | TOWNSHIP | RANGE |
|---------|----------|-------|
| 1       | 1        | 1     |
| 2       | 1        | 1     |
| 3       | 1        | 1     |
| 4       | 1        | 1     |
| 5       | 1        | 1     |
| 6       | 1        | 1     |
| 7       | 1        | 1     |
| 8       | 1        | 1     |
| 9       | 1        | 1     |
| 10      | 1        | 1     |
| 11      | 1        | 1     |
| 12      | 1        | 1     |
| 13      | 1        | 1     |
| 14      | 1        | 1     |
| 15      | 1        | 1     |
| 16      | 1        | 1     |
| 17      | 1        | 1     |
| 18      | 1        | 1     |
| 19      | 1        | 1     |
| 20      | 1        | 1     |
| 21      | 1        | 1     |
| 22      | 1        | 1     |
| 23      | 1        | 1     |
| 24      | 1        | 1     |
| 25      | 1        | 1     |
| 26      | 1        | 1     |
| 27      | 1        | 1     |
| 28      | 1        | 1     |
| 29      | 1        | 1     |
| 30      | 1        | 1     |
| 31      | 1        | 1     |
| 32      | 1        | 1     |

Success Twp.

Riley TA No. 1



Corham

Betchelders Grant

Cited

LEASE  
5453



Beans  
Purchase



- A - SHEL 01
- B - SHEL 02
- C - SHEL 03
- D - SHEL 04
- E - SHEL 05
- F - SHEL 06

- ▲ SHELBOURNE CHIP PLANT
- SHELBOURNE FIELD OFFICE

*MeadWestvaco Oxford Corporation*

MeadWestvaco Forestry Division

New England Region

35 Hartford Street

Rumford, Maine 04276



Rumford, Maine



NUHOC has insured the lodge against fire since 1971 through BYSE Agency in Laconia, New Hampshire. The University has included the premium for this insurance in our lodge budget consistently, and our fire policy is #6178-06-40283. Important information about our fire insurance includes that we have a \$1,000 deductible and vandalism is excluded from our policy. The fire insurance policy has been included as an appendix to the manual for interested parties and the current policy is kept in LC Files at the NUHOC office at all times.

In 2004, our lease required us to have general liability insurance with a limit of over \$1,000,000 which we have also complied with. Our current policy does have an occurrence limit of \$1,000,000 and is also held through BYSE Agency in Laconia, NH. This insurance plan covers NUHOC and its executive board members against obligations due to bodily injury and property damage that happen at the lodge, however there are many exclusions and it would be best if NUHOC never gets in a situation where injury severe enough to initiate a lawsuit occurred. The policy number for our general liability is #NC577160. The full policy is also included in the appendix and the current policy resides along with the fire insurance in the LC Files.

Our main contact at BYSE Insurance is Kathy Gilman. The insurance agency's information is as follows:

BYSE Agency, Inc.  
208 Union Avenue  
P.O. Box 1346  
Laconia, New Hampshire 03247

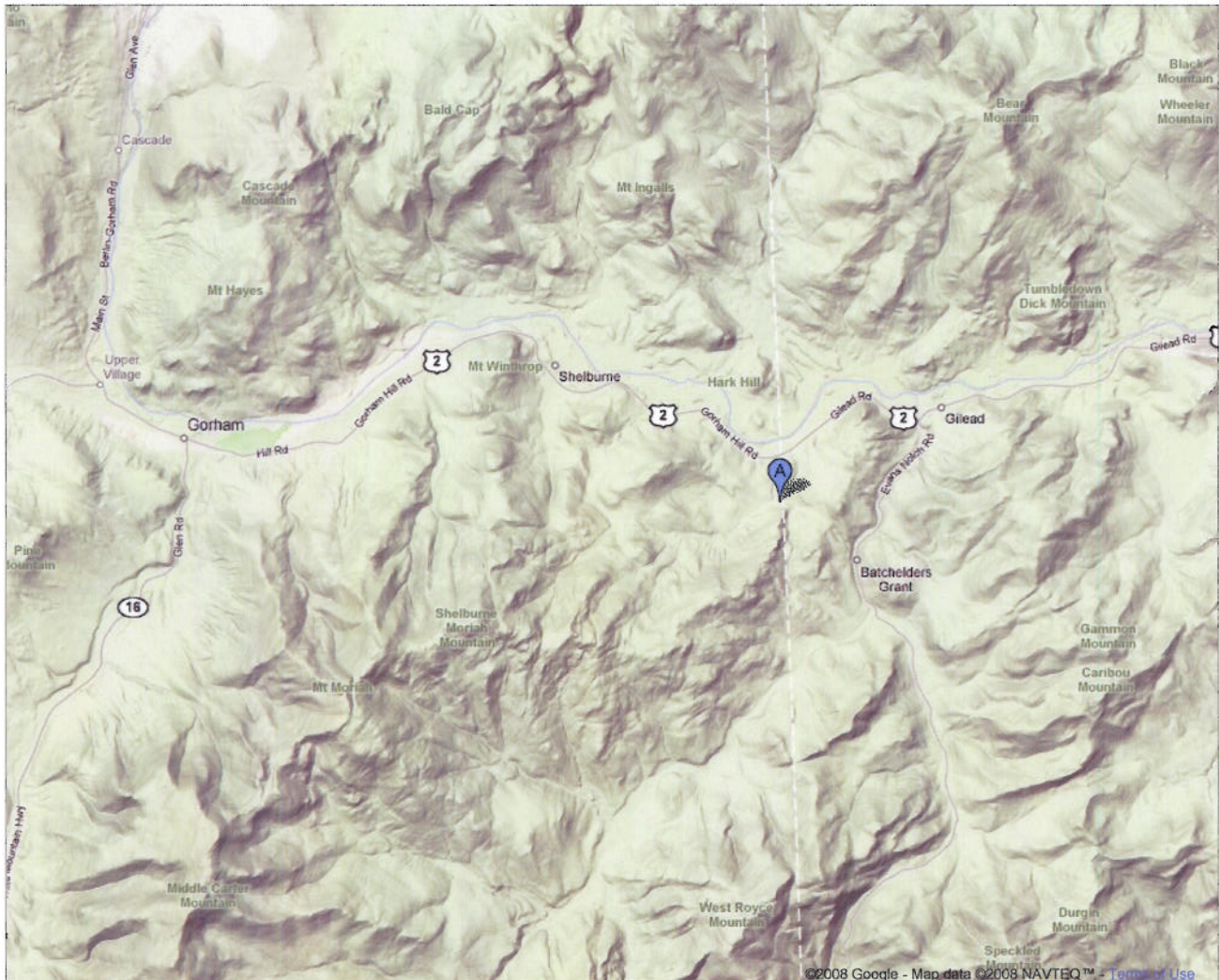
Phone: (603) 524-4242 or 1-800-639-2973  
Fax: (603) 524-0748

The location of the lodge is intentionally kept quiet to people outside of NUHOC, as we are responsible for its maintenance and well being we do not want uninvited guests. However, for invited guests, it is helpful to know the location of the lodge. For better or for worse, the "Brown Memorial Loj" is a location on Google Maps (and if you have a problem with that, take it up with geoman8, because I didn't do that). Although anyone can now search for our lodge, an upside to this development is that we no longer must rely on hand-drawn maps, as useful as those were. From Google, I've included a topographic map of the area surrounding the lodge from Route 16 in New Hampshire to 113 in Maine, as well as driving directions via I-93 and I-95 from Northeastern University.





Results 1 - 1 of about 1 for **brown memorial loj**



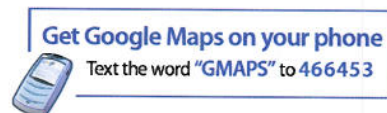
#### A. NUHOC - **Brown Memorial Loj**



Start **Forsyth St**  
**Boston, MA 02115**

End **Connor Rd**

Travel **189 mi – about 3 hours 38 mins**



**Forsyth St**  
**Boston, MA 02115**

Drive: 189 mi – about 3 hours 38 mins

- |  |                           |
|--|---------------------------|
| 1. Head north on <b>Forsyth St</b> toward <b>Huntington Ave/Ave of the Arts/RT-9 E</b>                               | 0.1 mi<br>1 min           |
| ➔ 2. Turn <b>right</b> at <b>Hemenway St</b>   | 0.2 mi<br>1 min           |
| ⬅ 3. Turn <b>left</b> at <b>Westland Ave</b>   | 302 ft                    |
| ➔ 4. Slight <b>right</b> at <b>Fenway</b>  | 0.1 mi                    |
| 5. Continue straight to stay on <b>Fenway</b>  | 236 ft                    |
| 6. Take the ramp to <b>Storrow Dr</b>  | 0.1 mi                    |
| ⬅ 7. Keep <b>left</b> at the fork, follow signs for <b>Downtown/Newton/Storrow Dr.</b>                               | 0.1 mi                    |
| ➔ 8. Keep <b>right</b> at the fork, follow signs for <b>US-1 N/ Downtown Boston</b> and merge onto <b>Storrow Dr</b> | 1.4 mi<br>3 mins          |
| ⬅ 9. Slight <b>left</b> to stay on <b>Storrow Dr</b>   | 0.3 mi<br>1 min           |
| ⬅ 10. Take the ramp on the <b>left</b> to <b>I-93 N</b>  | 1.9 mi<br>4 mins          |
| 11. Merge onto <b>I-93 N</b><br><b>Partial toll road</b><br>Entering New Hampshire                                   | 139 mi<br>2 hours 17 mins |
| 12. Take exit <b>35</b> for <b>US-3 N</b> toward <b>Lancaster/Twin Mountain</b>                                      | 0.5 mi<br>1 min           |
| 13. Merge onto <b>Daniel Webster Hwy/US-3</b><br>Continue to follow US-3   | 11.9 mi<br>19 mins        |
| ➔ 14. Turn <b>right</b> at <b>RT-115</b>   | 9.6 mi<br>14 mins         |
| ➔ 15. Turn <b>right</b> at <b>Presidential Hwy/US-2</b><br>Continue to follow US-2                                   | 22.9 mi<br>35 mins        |
| ➔ 16. Turn <b>right</b> at <b>Connor Rd</b>  | 427 ft                    |

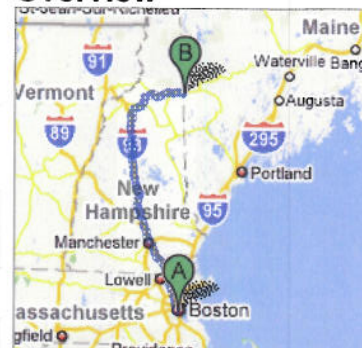


**Connor Rd**

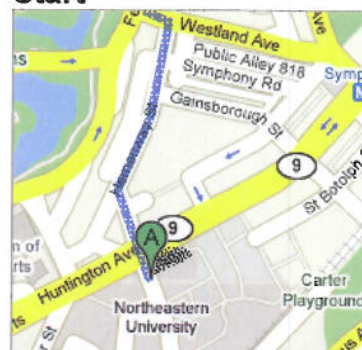
These directions are for planning purposes only. You may find that construction projects, traffic, or other events may cause road conditions to differ from the map results.

Map data ©2008 NAVTEQ™, Sanborn

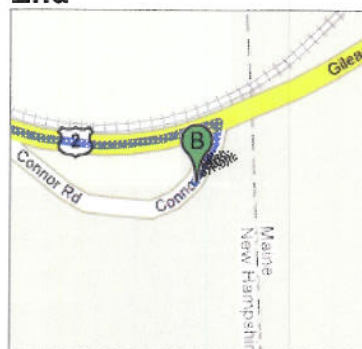
## Overview



## Start



## End

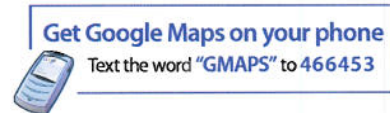


Map data ©2008 NAVTEQ™, Sanborn





Start **Forsyth St**  
**Boston, MA 02115**  
 End **Connor Rd**  
 Travel **186 mi** – about **3 hours 50 mins**



**Forsyth St**  
**Boston, MA 02115**

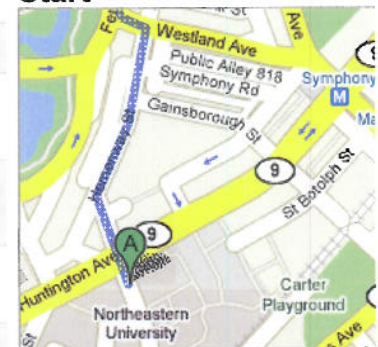
Drive: 186 mi – about 3 hours 50 mins

- |  |                          |
|--|--------------------------|
| 1. Head north on <b>Forsyth St</b> toward <b>Huntington Ave/Ave of the Arts/RT-9 E</b>   | 0.1 mi<br>1 min          |
| ➔ 2. Turn <b>right</b> at <b>Hemenway St</b>   | 0.2 mi<br>1 min          |
| ⬅ 3. Turn <b>left</b> at <b>Westland Ave</b>   | 302 ft                   |
| ➔ 4. Slight <b>right</b> at <b>Fenway</b>  | 0.1 mi                   |
| 5. Continue straight to stay on <b>Fenway</b>  | 236 ft                   |
| 6. Take the ramp to <b>Storrow Dr</b>  | 0.1 mi                   |
| ⬅ 7. Keep <b>left</b> at the fork, follow signs for <b>Downtown/Newton/Storrow Dr.</b>   | 0.1 mi                   |
| ➔ 8. Keep <b>right</b> at the fork, follow signs for <b>US-1 N/ Downtown Boston</b> and merge onto <b>Storrow Dr</b>   | 1.4 mi<br>3 mins         |
| ⬅ 9. Slight <b>left</b> to stay on <b>Storrow Dr</b>   | 0.3 mi<br>1 min          |
| ⬅ 10. Merge onto <b>US-1 N</b> via the ramp on the <b>left</b> to <b>Tobin Bridge</b>  | 15.4 mi<br>24 mins       |
| 11. Merge onto <b>I-95 N</b> via the ramp to <b>N.H./ Maine</b><br>Partial toll road<br>Passing through New Hampshire<br>Entering Maine  | 103 mi<br>1 hour 40 mins |
| 12. Take exit <b>63</b> for <b>ME-115/US-202/ME-4</b> toward <b>ME-26/New Gloucester/Gray</b>  | 0.3 mi                   |
| ➔ 13. Keep <b>right</b> at the fork, follow signs for <b>Gray-Yarmouth/Poland Spring/Norway-So. Paris/Bethel</b> and merge onto <b>W Gray Rd/ME-115/ME-26A/ME-4/US-202</b><br>Continue to follow ME-4/US-202 | 0.2 mi                   |
| ⬅ 14. Turn <b>left</b> at <b>ME-26/Shaker Rd</b><br>Continue to follow ME-26   | 26.2 mi<br>41 mins       |
| ➔ 15. Turn <b>right</b> at <b>ME-117/ME-26/Paris St</b><br>Continue to follow ME-117/ME-26   | 1.5 mi<br>4 mins         |
| ⬅ 16. Turn <b>left</b> at <b>High St/ME-26</b><br>Continue to follow ME-26   | 23.9 mi<br>33 mins       |

## Overview



## Start



## End



Map data ©2008 NAVTEQ™, Sanborn

17. Continue on **Railroad St** 0.2 mi

➔ 18. Slight **right** at **W Bethel Rd/ME-5/US-2** 12.0 mi  
Continue to follow US-2 17 mins  
Entering New Hampshire

← 19. Turn **left** at **Connor Rd** 427 ft  
1 min

 **Connor Rd**

These directions are for planning purposes only. You may find that construction projects, traffic, or other events may cause road conditions to differ from the map results.

Map data ©2008 NAVTEQ™, Sanborn

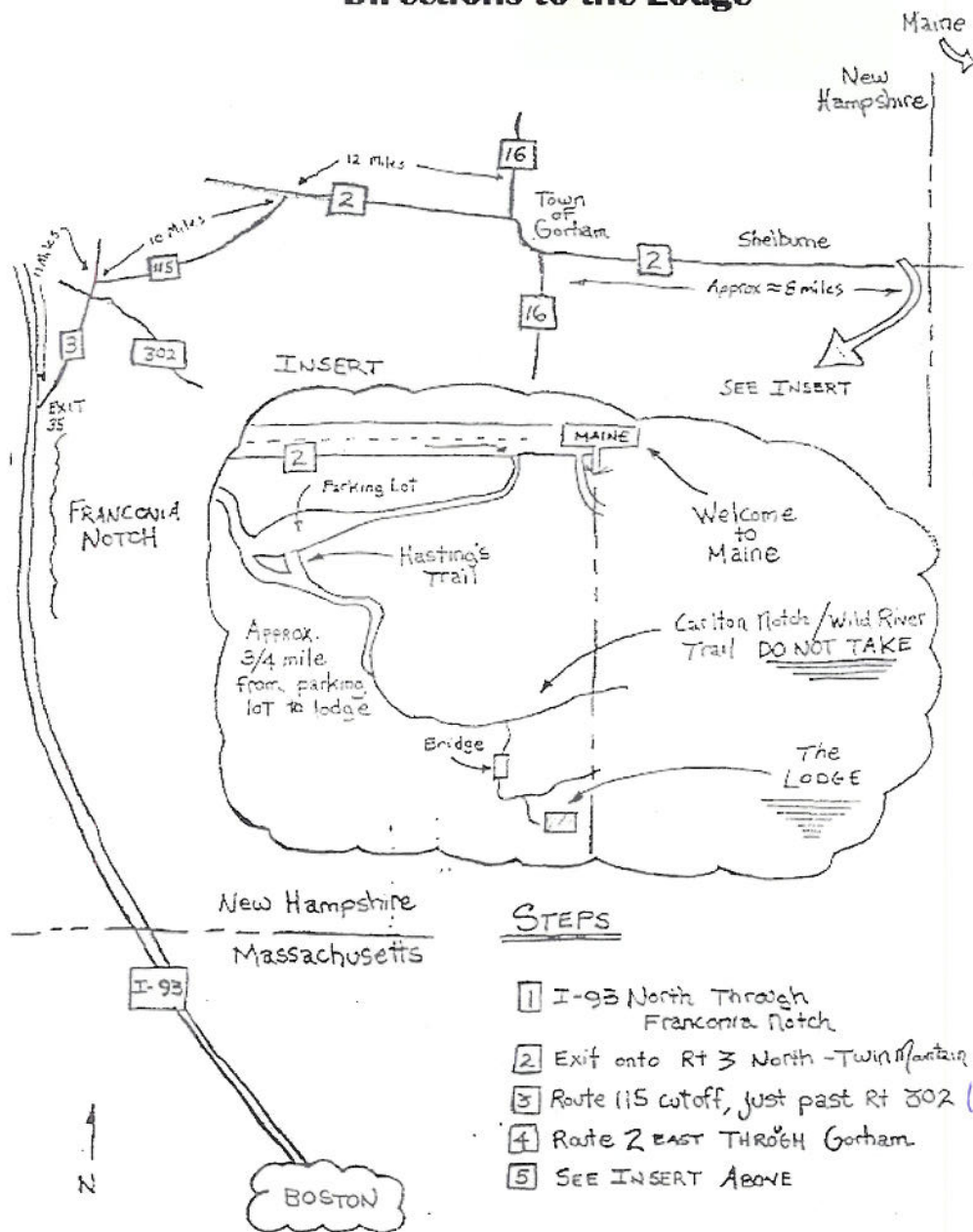




# NUHOC

NORTHEASTERN UNIVERSITY  
HUSKIES & OUTDOORS CLUB

## Directions to the Lodge



### STEPS

- 1 I-93 North Through Franconia Notch
- 2 Exit onto Rt 3 North - Twin Mountain (exit 35)
- 3 Route 115 cutoff, just past Rt 302 (on right)
- 4 Route 2 EAST THROUGH Gorham
- 5 SEE INSERT ABOVE

(Please do not distribute these freely)

The Brown Memorial Lodge was originally designed by Mike Rodrique, and his design was revised 3 times before becoming a final plan. The outside frame is 20 feet wide and 64 feet long. The diagram he created is included here.

## **Exterior**

The exterior of the lodge and our outbuildings are stained "Water's Edge Blue" as they require it. To the best of my researching abilities, the vertical siding is the original installed in 1971.

The living room was designed with six large windows for observing the ridgeline out on the back deck. These windows were installed in the lodge as single-pane sheets of glass and will be incredibly difficult to replace/repair if ever broken. As a precaution against this, we have a shutter system that was installed in 1981. The shutters for the picture windows have tri-fold sections of wood that are held in place with large iron bars and bolts that go inside the lodge.

The original shingled roof was replaced in 1995 with Fabral Strong Rib standing seam aluminum roofing. Chip Kennedy, the LCC at the time, acquired several quotes before purchasing the materials from Caron Building Center in Berlin. Under his orchestration, NUHOC members worked together to install the new roof in August for just under \$5,000. The materials are expected to have a 20 year life span, and there is a complete document at the lodge regarding the research and installation of the lodge which has also been scanned into electronic format during the research of this manual.

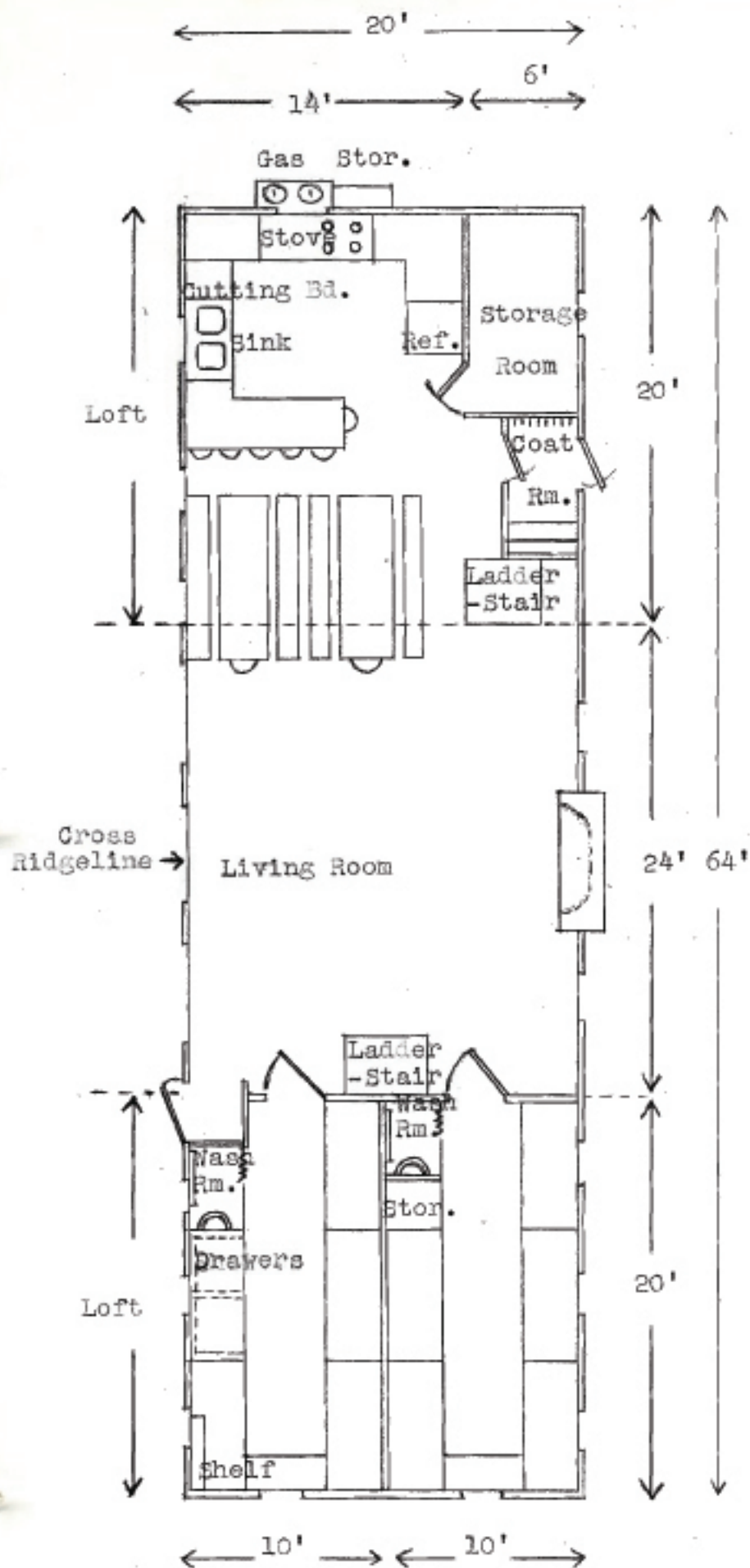
The front porch to the lodge requires rebuilding periodically as the wood is prone to rotting. There is a grate in front of the main door to the lodge to allow snow and mud to be stomped off boots before entering the lodge. During the winter this grate must be cleaned several times or else ice builds up and prevents the door from closing. The door to the lodge was built in 1977 and must be opened by pushing the door towards the latch while pulling down the handle at a 45 degree angle from the outside. Although it is a little cumbersome to use, it is lodge history.

The back deck on the lodge faces west so that the sunset may be enjoyed from it each evening. The dimensions are approximately 20 feet by 10 feet, with a small amount removed when the generator caught the deck on fire during the floor refinishing. It has not been sealed in quite a few years and could probably be a candidate for staining and sealing in the coming future.

The lodge has a large clearing that serves as our yard. We have a volleyball net and a firepit there and it also serves as a place to dry our firewood for the next year. Our lease specifically states that we are not to allow tents to be erected at the lodge, so the tent platforms that were built during the original construction have long been removed. If you must sleep in a tent near the lodge, please remove yourself from the NUHOC acre.

The firepit is located left of center of the large clearing. Whenever it is used, it should be checked that all debris is far enough away to avoid catching fire. The base of the outdoor firepit is lined with ceramic bricks to trap heat and build the fire, however the fire must be extinguished completely at the end or else this can cause the fire to flare up again later. There is more information about the firepit and wood procedures in the heat section of this manual.





Mike Rodriguez  
 Plan # 3  
 Modification # 3  
 Final Plan

West

## Interior

The kitchen cabinets are labeled with their contents so as to make it obvious where to find utensils for cooking and where to put them back after the dishes are done. For the most part, dishes are in the upper left cabinets, pans are below the peninsula or hanging above the stove, cutting boards are to the right below the sink, spatulas and tongs belong below the silverware in the large drawer, and non-perishable food is kept in the upper right cabinets. Please be certain to close the cabinets as we would like to deter furry creatures from cruising our cabinets – apparently Laurel Rowse has just replaced the hinges in an attempt to help this situation.

The counters in the kitchen have seen better days, however that does not mean that we are not trying to keep them in as good of condition as we can. Please be sure to use a trivet rather than placing hot pans or tea kettles on the formica and do not cut directly on the counters. They need to be constantly washed, also, due to how often they are used. Mike Aoistacher installed the counters in the lodge.

The sink in the kitchen is the only sink with a drain attached, and as it gets clogged often, only liquids should be put down it – this means water that is spilled from the red cooler is ok, dirty dishwater would be very bad. The plumbing under the sink is a straight pipe to a leaching chamber under the back deck, with no drain trap to avoid freezing in winter (although this is occasionally a problem anyways). Please brush your teeth over the garbage can or the ash pile and dispose of dish water and other liquids over the ash pile as well. The ash pile is located behind the wood pile towards the bunkrooms.

Also in the kitchen, there are many hooks located on the rafters to hold the food suspended from the ceiling. This works similar to backpacking to avoid the problem of animals in the food, but also solves the problem of not having enough space to put things. Please use common sense, however, when hanging groceries – walking into canned food could seriously hurt someone's head. At the end of the weekend, please leave all the non-perishable food in the pantry, being sure to seal the containers so that it is not eaten by our permanent residents.

The door to the tool room had to be moved when the Garland stove was installed in the lodge, as its original entrance is now behind the stove. The storage room is where all the tools and materials are to be stored when not being used, and care should be taken to ensure that flammables are kept in the wood shed when they are stored long-term. Flammables should never be kept near the refrigerator as there is a flame in the bottom of it. Food may be stored in the tool room when we run out of hooks to store food on in the kitchen, as it is the most convenient location. The fridge is installed at the far right of the tool room, but should never be used to keep personal beverages cold (assuming you can even make the fridge cold). Although it was easiest to see the pilot light to the fridge in complete darkness, there is a light on the outside wall of the tool room next to the fridge that can be lit if there is work to be done. For safety, the tool room should be kept neat at all times.

The floors inside the lodge were sanded and refinished by Jeff Paquette in 2004. To ensure their longevity, they should be treated with care and washed only with Murphy's Oil Soap when needed.

Above the fireplace, we have an intricate rigging of a drying rack that is very convenient in the winter and when it rains unexpectedly over the summer. Under no circumstance



should the drying rack in the living room be used to hold the food for the weekend – somebody tried that before you and it caused the anchor to be pulled from the ceiling. That is why the unstained piece of wood is on the ceiling (it was Pat Bruen's LCT project). On that note, the drying rack is only to be used to dry wet clothing, and when lowering/raising it, please be sure not to let the rope rest with the knots on the pulleys. It is hard on the rope and will require replacement sooner.

The living room also has our well-stocked bookshelf in the corner. The lodge library runs on an honor system and although you may take a book home to finish it, please return the book on your next trip up to the lodge and consider donating books when it is convenient. Many of us enjoy reading by the fire at night and we do not want our library depleted but never replaced.