

# LEASE EXTENSION

## Property Lease & Management Agreement

**132 Brickhouse Road**

**This Lease Extension** (“Lease Extension”) is made and dated this 12th day of January, 2026 by and between:

**Municipality of Princeton**, 400 Witherspoon Street, Princeton, New Jersey 08540 (“Princeton”), and

**Housing Initiatives of Princeton Charitable Trust, of the State of New Jersey**, 33 Mercer Street, Princeton, New Jersey 08540 (“HIPCT”).

### *WITNESSETH*

*Whereas*, Princeton owns certain real property known as 132 Brickhouse Road, in the municipality of Princeton, County of Mercer and State of New Jersey, and designated as Lot 3.132 in Block 9801 on the Princeton Tax Map (“Property”);

*Whereas*, the Property is a deed-restricted affordable housing unit under the Princeton Affordable Housing Program;

*Whereas*, HIPCT is a non-profit organization that provides transitional affordable housing to lower income individuals and families in need of transitional housing;

*Whereas*, Princeton and HIPCT entered into a Property Lease and Management Agreement, relevant to the Property;

*Whereas*, pursuant to the Lease, HIPCT has entered into a Transitional Occupancy Agreement with a qualified occupant, under which the occupant would occupy the Property as transitional housing;

*Whereas*, the Lease provided for a renewal option after the expiration of the current term;

*Whereas*, HIPCT has requested an extension of the Lease term until December 31, 2026;

*Whereas*, the Washington Oaks Homeowners Association has been asked to consent to said extension; and

*Whereas*, Princeton and HIPCT wish therefore to renew and extend the term of the Lease to December 31, 2026, on the same terms and conditions as provided for in the Lease.

*Now therefore*, in consideration of the mutual promises contained herein, Princeton and HIPCT hereby agree as follows:

1. The Lease is extended for a period: January 1, 2026, to December 31, 2026.
2. The September 12, 2011, Hold Harmless Agreement shall remain in full force and effect with respect to this Lease Extension and is attached as **Exhibit A**.
3. The March 14, 2011, Property Lease and Management Agreement attached as **Exhibit B** shall remain in full force and effect.
4. All references in the Hold Harmless Agreement and the Property Lease and Management Agreement to the Township of Princeton shall be changed to the Municipality of Princeton.
5. The Washington Oaks Homeowners Association Rental Information Form is attached as **Exhibit C** and shall apply to this Lease Extension.
6. The Washington Oaks Homeowners Association Regulation of Lease of Units, Lease Rider dated March 25, 2024, is attached as **Exhibit D** and shall apply to this Lease Extension.
7. At the expiration of the terms of this Lease Extension, the Lease may be renewed in accordance with the lease renewal terms set forth in the Lease, subject to approval by the Washington Oaks Homeowners Association.
8. All terms and conditions of the Lease, the Hold harmless agreement, and any attachments thereto shall remain in full force and effect.
9. HIPCT shall continue to have its tenant execute the Transitional Occupancy Agreement.
10. HIPCT shall continue to adhere to the requirements of the Washington Oaks Homeowners Association regulation on lease of units.

*In Witness Whereof*, the parties hereto have caused this Lease Extension to be duly executed as of the day and date first written above.

[SIGNATURES ON NEXT PAGE]

Witness/Attest:

Princeton

---

Dawn M. Mount, Municipal Clerk

---

By: Mark Freda, Mayor

Housing Initiatives of Princeton Charitable  
Trust of the State of New Jersey

---

Secretary

---

By: Lori Troilo, Executive Director