

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**ORDINANCE NO. 379-2019**

**AN ORDINANCE ESTABLISHING A “NO PARKING” ZONE  
ON CAKE STREET IN CAPE MAY**

**WHEREAS**, Chapter 7, Section 13 of the Cape May City Code prohibits parking on certain streets and portions of streets in the City of Cape May; and

**WHEREAS**, the Cape May City Council, having considered the matter, has determined that the public health, safety and welfare will be best served by prohibiting parking on Cake Street in the City of Cape May; and

**WHEREAS**, the City Engineer and City Public Works Superintendent have reviewed the parking situation on Cake Street and concur that a parking prohibition is in the best interest of the city, and further have determined that the prohibition, and the signs erected pursuant thereto, are consistent with the standards of the Manual on Uniform Traffic Control Devices for Streets and Highways,

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Cape May, County of Cape May, State of New Jersey, as follows:

1. Section 7-13 of the Cape May City Code (the “City Code”) entitled “Parking Prohibited at All Times on Certain Streets” is hereby amended to add the following:

<b>NAME OF STREET</b>	<b>SIDES</b>	<b>LOCATION</b>
Cake Street	Both	From the intersection with Washington Street to a point 200 feet south.

2. Appropriate signage, stating “No Parking Anytime,” shall be erected on the street.

3. All ordinances in conflict or inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

4. Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to this end the provision of this Ordinance are hereby declared to be severable.

5. This Ordinance shall take effect within twenty (20) days after final passage and publication as provided by law.

ATTEST:

CITY OF CAPE MAY, a municipal corporation of  
the State of New Jersey

\_\_\_\_\_  
Patricia Harbora, City Clerk

BY: \_\_\_\_\_  
Clarence F. Lear, III, Mayor

**NOTICE**

This Ordinance was introduced at a regular meeting of the City Council of the City of Cape May, held on August 20, 2019, and was considered for final passage and adopted at a meeting of the City Council held at the Cape May City Hall Auditorium, 643 Washington Street, Cape May, New Jersey, on September 17, 2019.

\_\_\_\_\_  
Patricia Harbora, City Clerk

<b>Roll Call</b>	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
<b>Hendricks</b>				
<b>Meier</b>				
<b>Mullock</b>				
<b>Sheehan</b>				
<b>Lear</b>				

Introduced: August 20, 2019  
First Publication: August 28, 2019  
2nd Reading & Adoption: September 17, 2019  
Final Publication: September 25, 2019

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 172-08-2019**

**RESOLUTION REFUNDING OVERPAID WATER/SEWER UTILITY**

**MOTION:**

**SECOND:**

**WHEREAS**, the 2nd quarter 2019 water/sewer outstanding balance was paid by the property owner on July 25, 2019; and

**WHEREAS**, the property owner, Jacquelyn Peer, is entitled to a refund of the overpaid utilities; and

**WHEREAS**, the Tax Collector of the City of Cape May has calculated the amount of the refunds as listed below; and

**WHEREAS**, the specific properties and amount of the overpaid utilities are listed below:

<b>PROPERTY OWNER</b>	<b>ADDRESS</b>	<b>ACCOUNT NO.</b>	<b>AMOUNT</b>
Jacquelyn Peer	944 Sewell Ave.	1208-0	\$135.75

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Cape May, that it authorizes the appropriate officers and officials of the City of Cape May to refund the overpaid utilities as stated above.

I, Patricia Harbora, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on August 20, 2019.

\_\_\_\_\_  
Patricia Harbora, City Clerk

<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>
<b>Hendricks</b>				
<b>Meier</b>				
<b>Mullock</b>				
<b>Sheehan</b>				
<b>Lear</b>				

Cc: Water/Sewer  
Property Owner

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 173-08-2019**

**RESOLUTION FOR ADOPTION OF STATE MODEL CITIZEN PARTICIPATION PLAN FOR DCA SMALL CITIES PROGRAM**

**MOTION:**

**SECOND:**

**WHEREAS**, the City of Cape May is an applicant for a Department of Community Affairs Fiscal Year 2020 Small Cities Community Development grant for approximately \$400,000 to replace aging pumps at water wells #6 and #7 and/or to install an independent transmission main between wells #7 and #8 and the City's water treatment plant; and

**WHEREAS**, the City will enter into grant agreement(s) for said grant(s) if approved; and

**WHEREAS**, that grant agreement will require the City of Cape May to comply with all federal regulations with respect to citizen participation; and

**WHEREAS**, the City of Cape May has reviewed the Model Citizen Participation Plan prepared for Small Cities CDBG grantees;

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and the City Council of the City of Cape May, County of Cape May and State of New Jersey, to take the following action;

The Model Citizen Participation Plan developed by the New Jersey Department of Community Affairs, Small Cities CDBG Program is adopted by the City of Cape May; and

The City of Cape May will follow all regulations set forth in that document throughout the term of the grant agreement cited above.

I, Patricia Harbora, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on August 20, 2019.

\_\_\_\_\_  
Patricia Harbora, City Clerk

<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>
<b>Hendricks</b>				
<b>Meier</b>				
<b>Mullock</b>				
<b>Sheehan</b>				
<b>Lear</b>				

cc: Mark Blauer  
City Manager/CFO

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 174-08-2019**

**RESOLUTION IDENTIFYING SMALL CITIES FAIR HOUSING OFFICER**

**MOTION:**

**SECOND:**

**WHEREAS**, the City of Cape May is applying for Fiscal Year FY 2020 Small Cities Community Development Block Grants for approximately \$400,000 to implement a project to replace aging pumps at water wells #6 and #7 and/or to install an independent transmission main between wells #7 and #8 and the City's water treatment plant; and

**WHEREAS**, the City of Cape May must make efforts to affirmatively further fair housing; and

**WHEREAS**, the City of Cape May has reviewed various actions that would be acceptable to the New Jersey State Department of Community Affairs and the U.S. Department of Housing and Urban Development; and

**WHEREAS**, the City of Cape May has made assurances in the grant agreement that;

1. It will comply with the Housing and Community Development Act of 1974, as amended, and regulations issues thereto; and
2. It will comply with the Civil Rights Act of 1964, and the regulations issued thereto it; and
3. It will comply with the Fair Housing Act of 1968 and will affirmatively further fair housing; and
4. It will comply with the Age Discrimination Act of 1975 and with the Rehabilitation Act of 1973.

**NOW, THEREFORE BE IT RESOLVED**, that the City Clerk shall be designated as the Small Cities Program Fair Housing Compliance Officer for the City of Cape May; and

**BE IT FURTHER RESOLVED**, that the Fair Housing Officer shall contact the US HUD Regional Office of Housing and Equal Opportunity and the NJ Division on Civil Rights, inform those agencies of his/her appointment as Fair Housing Officer and request Fair Housing Information; and

**BE IT FURTHER RESOLVED**, that the Fair Housing Officer shall provide fair housing advisory services and assistance and referral advice to persons requesting such assistance from the City of Cape May; and

**BE IT FURTHER RESOLVED**, that the City of Cape May will publish in the local newspaper of record and post at the City Municipal Building a public notice announcing the appointment of the Fair Housing Officer and the availability of local fair housing advisory services.

I, Patricia Harbora, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on August 20, 2019.

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Patricia Harbora, City Clerk

<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>
<b>Hendricks</b>				
<b>Meier</b>				
<b>Mullock</b>				
<b>Sheehan</b>				
<b>Lear</b>				

cc: Mark Blauer  
City Manager/CFO

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 175-08-2019**

**RESOLUTION FOR APPROVAL OF PUBLIC FACILITIES  
GRANT MANAGEMENT PLAN**

**MOTION:**

**SECOND:**

**WHEREAS**, the City of Cape May will apply for approximately \$400,000 from the New Jersey Department of Community Affairs for financial assistance for approximately \$400,000 to replace aging pumps at water wells #6 and #7 and/or to install an independent transmission main between wells #7 and #8 and the City's water treatment plant ; and

**WHEREAS**, the NJ Department of Community Affairs requires Cape May City to prepare a Grant Management Plan to define project staffing and project activities;

**WHEREAS**, the NJ Department of Community Affairs requires Cape May City to officially adopt its Grant Management Plan;

**WHEREAS**, the City of Cape May has prepared a Grant Management Plan for its Fiscal Year 2020 Public Facilities project;

**NOW, THEREFORE BE IT RESOLVED**, that the City Council of the City of Cape May adopts the Grant Management Plan prepared by Blauer Associates for the Fiscal Year 2020 Public Facilities project.

I, Patricia Harbora, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on August 20, 2019.

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Patricia Harbora, City Clerk

<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>
<b>Hendricks</b>				
<b>Meier</b>				
<b>Mullock</b>				
<b>Sheehan</b>				
<b>Lear</b>				

cc: Mark Blauer  
City Manager/CFO

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 176-08-2019**

**RESOLUTION APPROVING SUBMISSION OF FISCAL YEAR 2020  
SMALL CITIES PUBLIC FACILITIES APPLICATION**

**MOTION:**

**SECOND:**

**WHEREAS**, the City of Cape May desires to apply for and obtain a FY 2020 grant from the New Jersey Department of Community Affairs for approximately \$400,000 from the New Jersey Department of Community Affairs for financial assistance to replace aging pumps at water wells #6 and #7 and/or to install an independent transmission main between wells #7 and #8 and the City's water treatment plant.

**BE IT THEREFORE RESOLVED,**

- 1) that the City of Cape May does hereby authorize the application for such a grant, and,
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the City of Cape May and the New Jersey Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement to sign the agreement, and any other documents necessary in connection therewith:

\_\_\_\_\_  
(signature)

Clarence F. Lear III

Mayor, City of Cape May

I, Patricia Harbora, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on August 20, 2019.

\_\_\_\_\_  
Patricia Harbora, City Clerk



<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>
<b>Hendricks</b>				
<b>Meier</b>				
<b>Mullock</b>				
<b>Sheehan</b>				
<b>Lear</b>				

cc: Mark Blauer  
City Manager/CFO

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 177-08-2019**

**RESOLUTION APPROVING THE SUBMISSION OF A GRANT APPLICATION  
AND EXECUTION OF A GRANT CONTRACT WITH THE NEW JERSEY  
DEPARTMENT OF TRANSPORTATION FOR THE RECONSTRUCTION  
OF PENNSYLVANIA AVENUE BETWEEN BROOKLYN AVENUE AND  
BALTIMORE AVENUE**

**MOTION:**

**SECOND:**

**WHEREAS**, the City Engineer has recommended to City Council that Pennsylvania Avenue, between Brooklyn Avenue and Baltimore Avenue, is an area in need of improvement; and

**WHEREAS**, City Council having considered the matter, and having considered the recommendation of the City Engineer, believes this project to be in the best interest of the City and approves a grant application and execution of a grant contract with the New Jersey Department of Transportation for the reconstruction of Pennsylvania Avenue between Brooklyn Avenue and Baltimore Avenue.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Cape May, County of Cape May, State of New Jersey, that:

1. The Recital paragraphs are incorporated as if fully set forth.
2. The City Council hereby approves the grant application and execution of a grant contract with the New Jersey Department of Transportation for the reconstruction of Pennsylvania Avenue between Brooklyn Avenue and Baltimore Avenue.
3. The Mayor and City Clerk are hereby authorized to submit an electronic grant application identified as MA-2020-Reconstruction of Pennsylvania Avenue-00469 to the New Jersey Department of Transportation on behalf of the City of Cape May.
4. The Mayor and City Clerk are hereby authorized to sign the grant agreement on behalf of the City of Cape May and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement
5. This Resolution shall take effect immediately upon passage, according to law.

I, Patricia Harbora, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on August 20, 2019.

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Patricia Harbora, City Clerk

<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>
<b>Hendricks</b>				
<b>Meier</b>				
<b>Mullock</b>				
<b>Sheehan</b>				
<b>Lear</b>				

cc: Mott MacDonald Engineer  
Project File

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 178-08-2019**

**RESOLUTION FOR RELEASE OF PERFORMANCE GUARANTEE FOR  
THE EPISCOPAL CHURCH OF THE ADVENT  
686 WASHINGTON STREET & FRANKLIN STREET  
BLOCK 1058, LOT 12**

**MOTION:**

**SECOND:**

**WHEREAS**, The Episcopal Church of the Advent, 686 Washington Street & Franklin Street, Cape May, NJ 08204 Block 1058, Lot 12 posted a Performance Guarantee with the City of Cape May in the amount of NINETEEN THOUSAND ONE HUNDRED AND TWENTY-THREE DOLLARS AND TWENTY CENTS (\$19,123.20) and;

**WHEREAS**, the Planning Board Engineer Craig R. Hurless, PE, PP, CME has advised via a letter dated August 12, 2019 that the developer has completed all required improvements for this project and recommends release of the Performance Guarantee.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Cape May, the governing body thereof, that the Performance Guarantee in the amount of NINETEEN THOUSAND ONE HUNDRED AND TWENTY-THREE DOLLARS AND TWENTY CENTS (\$19,123.20) for the above-mentioned project be released.

I, Patricia Harbora, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on August 20, 2019.

\_\_\_\_\_  
Patricia Harbora, City Clerk

<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>
<b>Hendricks</b>				
<b>Meier</b>				
<b>Mullock</b>				
<b>Sheehan</b>				
<b>Lear</b>				

cc: Chief Financial Officer  
Planning Board Secretary

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 179-08-2019**

**RESOLUTION APPOINTING A MEMBER TO THE HOUSING AUTHORITY  
OF THE CITY OF CAPE MAY**

**MOTION:**

**SECOND:**

**WHEREAS**, Patricia Martz, MD, FACS, is currently serving an unexpired term as a member of the Cape May Housing Authority; and

**WHEREAS**, Dr. Martz's term as an Authority member shall expire on September 15, 2019; and

**WHEREAS**, the City Council of the City of Cape Ma believes it in the best interest of the City and the Housing Authority to re-appoint Dr. Martz to a full five-year term as an Authority member,

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Cape May, pursuant to New Jersey Statutes Annotated 40A:12A-17, that the following appointment be made:

**HOUSING AUTHORITY**

<u>Member</u>	<u>Term</u>	<u>Term Expires</u>
Patricia A. Martz, MD FACS	5 years	09/15/2024

This Resolution shall take effect immediately, according to law.

I, Patricia Harbora, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on August 20, 2019.

\_\_\_\_\_  
Patricia Harbora, City Clerk

Roll Call	Ayes	Nays	Absent	Abstain
Hendricks				
Meier				
Mullock				
Sheehan				
Lear				

cc: City Manager/CFO  
MHL  
City Solicitor  
Housing Authority  
Members

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 180-08-2019**

**RESOLUTION APPROVING LIQUOR LICENSE RENEWAL  
FOR THE 2019-2020 LICENSE YEAR**

**MOTION:**

**SECOND:**

**WHEREAS**, the New Jersey Division of Taxation and Alcoholic Beverage Control Laws require the issuance of a Tax Clearance Certificate as a condition of renewal of an Alcoholic Beverage Control Liquor License; and

**WHEREAS**, the City of Cape May has received a Tax Clearance Certificate from the following liquor licensee:

0502-33-012-003  
Merion Inn Management, Inc.  
106 Decatur Street  
Cape May, NJ 08204

**THEREFORE, BE IT RESOLVED** that the City Clerk shall issue, to the person and premise(s) enumerated in Exhibit A, the class of license listed, upon receipt of all necessary documents, fees and the licensee's signature therefore.

**BE IT FURTHER RESOLVED** that the 2019-2020 Liquor License Renewal for Merion Inn Management, Inc. is hereby granted.

This Resolution shall take effect immediately, according to law.

I, Patricia Harbora, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on August 20, 2019.

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Patricia Harbora, City Clerk

<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>
<b>Hendricks</b>				
<b>Meier</b>				
<b>Mullock</b>				
<b>Sheehan</b>				
<b>Lear</b>				

cc: Police Department  
State Division of ABC (Certified)  
Cape May County Health Department (Certified)  
Licensed establishment

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 181-08-2019**

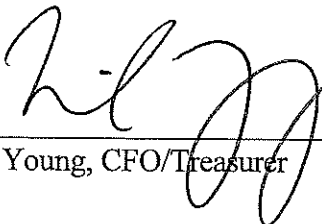
**RESOLUTION FOR THE PAYMENT OF BILLS**

MOTION:

SECOND:

**BE IT RESOLVED** by the City Council of the City of Cape May, that the following bills, approved for payment by the City Manager, be paid and that the Chief Financial Officer/Treasurer of the City of Cape May, is hereby authorized to draw orders for the amounts of same, as shown on bill list dated August 16, 2019 for the amount of: \$3,961,025.29

Current Fund Appropriations	\$ 3,068,807.22
Water/Sewer Utility Operating Fund Appropriations	\$ 758,031.36
Tourism Utility Fund	\$ 45,928.60
General Capital Improvements	\$ 24,740.69
Water/Sewer Capital Improvements	\$ 6,000.00
Escrow Special Account	\$ 1,236.25
Trust Fund	\$ 16.80
Grant Fund	\$ -
Beach Utility Fund Appropriations	\$ 55,181.87
Beach Utility Capital Improvements	\$ 1,082.50
	<u>\$ 3,961,025.29</u>

  
 \_\_\_\_\_  
 Neil Young, CFO/Treasurer

Roll Call	Ayes	Nays	Absent	Abstain
Hendricks				
Meier				
Mullock				
Sheehan				
Lear				

I, Patricia Harbora, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on August 20, 2019.

\_\_\_\_\_  
 Patricia Harbora, City Clerk

**CITY OF CAPE MAY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY**

**RESOLUTION NO. 182-08-2019**

**RESOLUTION APPROVING AN AMENDEMENT TO THE LEASE AGREEMENT  
BETWEEN THE CITY OF CAPE MAY AND NEW CINGULAR WIRELESS**

**MOTION:**

**SECOND:**

**WHEREAS**, on October 21, 2003, the City of Cape May entered into a lease agreement with New Cingular Wireless, PCS, LLC, whereby Cape May leased to New Cingular a portion of the city-owned premises located at 801-807 Madison Avenue; and

**WHEREAS**, New Cingular has asked the City to amend the lease agreement to permit to installation a Diesel-powered generator on the leased premises to provide back-up power for the facilities located there in the event of an emergency; and

**WHEREAS**, having reviewed the matter, and having consulted with the appropriate City employees, the Cape May City Council deems it in the City's best interest to amend the lease agreement with New Cingular to allow installation of the new generator,

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Cape May as follows:

1. The averments of the preamble are hereby incorporated.
2. The City Council hereby approves the "First Amendment to Lease Agreement" with New Cingular Wireless, in the form attached to this Resolution and incorporated herein.
3. The Mayor is hereby authorized to sign this First Amendment on behalf of the City, and the appropriate City officials are authorized and directed to take all steps necessary to effectuate it.
4. New Cingular shall be required to comply with all applicable code requirements in connection with the installation of this generator.
5. This resolution shall take effect immediately, according to law.

I, Patricia Harbora, City Clerk of the City of Cape May, County of Cape May, State of New Jersey, do hereby certify the foregoing is a correct and true original Resolution adopted by the City Council of the City of Cape May at a meeting held on August 20, 2019.

---

Patricia Harbora, City Clerk



<b>Roll Call</b>	<b>Ayes</b>	<b>Nays</b>	<b>Absent</b>	<b>Abstain</b>
<b>Hendricks</b>				
<b>Meier</b>				
<b>Mullock</b>				
<b>Sheehan</b>				
<b>Lear</b>				

cc: Cingular Wireless  
Lease file