Land Lease Contract

This agreement, a contract, sets forth the terms as a binding agreement between the lessee _____________________ and the leaser ______________________, executed on this day ____________________ 20____.

The following terms are set forth:

1. The purpose of this contract permits the lessee_______________________ exclusive use of the land owned by leaser ___________________________ for the purpose of grazing of livestock (belonging to the _____________________________________________) and farming (arable land only).

2. The attached description denotes the land to be utilized in this agreement. The land base consists of ____________ acres of which _______ acres are farmable.

3. The land will be leased at the rate of $__________ per/A for a total of $__________ per year (12 months). This shall be payable no more than 30 days prior to the beginning date of annual contract.

4. The grazing and farming annual contract period shall commence on _______________, 20___ and End on ______________ of each year for up to ____ years (20) when contract will be renegotiated.

5. This agreement shall be renewable every 5 years.

6. All repairs to fence lines and wells will be at the expense of the landowner (lessee) prior to the beginning of this contract period. The leaser will assume the responsibility to all expenses of the fence lines and well after the contract period begins.

7. Any future improvements to the grazing unit shall be at the expense of the leaser, but that a fair market price is negotiated between the landowner and the leaser at the end of the term for costs incurred. Prior negotiations will take place before any improvements to the land are implemented between the landowner and the leaser. If leaser is not reimbursed for improvements above the leaser has 90 days to remove all improvements from the leased land.

8. The landowner reserves the right to trespass on the unit so long as there is no disturbance to the livestock, and also, in agreement with leaser. The above terms has been reviewed and are in mutual agreement between both the lessee and the leaser on this date ____________________.

Lessee:_____________________________________________________

Leaser:_______________________ & _______________________

Lessee:_____________________________________________________

Leaser:_______________________ & ______________________