

FARMLAND LEASE

This Farmland Lease (hereinafter "Lease") is entered into this ____ day of _____, 20__, by and between the Lessor: _____, and the Lessee: _____.

For the valuable consideration described below, the sufficiency of which is hereby acknowledged, Lessor and Lessee do hereby covenant, contract and agree as follows:

GRANT OF LEASE: Lessor does hereby lease unto Lessee approximately _____ acres of land located in [county] _____, [state] _____, described as follows: _____

And to be used only as follows: _____

All buildings and structures on the leased land will be for the exclusive use of the Lessee unless otherwise provided herein. Lessor and his designees reserve the right of ingress and egress across the leased land to obtain access to adjacent land.

TERM AND PAYMENT: This Lease shall commence on _____, 20__, and expire on _____, 20__. For said term, Lessee agrees to pay Lessor total rent of \$ _____.

Rent shall be paid: monthly, in equal installments of \$ _____ per month.
 yearly, in equal installments of \$ _____ per year.

Rent shall be paid in advance for the given month or year, with the first payment to be made upon execution of this Lease, and payments thereafter to be made no later than the first day (or ____ day) of each rental period.

CONSEQUENCES OF BREACH: In the event of breach of this Lease by the failure of Lessee to timely pay the rent herein set forth, or by any other violation of the terms hereof, then Lessor may, at his option, terminate this Lease, evict Lessee, and recover the total rental for the entire term of this Lease, in the amount of \$ _____, as Lessor's contractual damages. Lessor shall also be entitled to recover all attorney fees and costs of court from Lessee.

SPECIAL PROVISIONS:

THIS LEASE REPRESENTS THE ENTIRE AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE ALTERED OTHER THAN BY A WRITING SIGNED BY BOTH PARTIES. THIS LEASE IS BINDING ON THE HEIRS, TRANSFEREES AND ASSIGNS OF THE PARTIES, HOWEVER LESSEE MAY NOT TRANSFER, SUB-LET OR ASSIGN HIS/HER LEASE WITHOUT THE WRITTEN CONSENT OF LESSOR. THIS LEASE IS MADE UNDER APPLICABLE LAW AND IS NOT TO BE CONSTRUED AS A LIMITATION ON ANY LEGAL RIGHTS AND REMEDIES AVAILABLE TO THE PARTIES UNDER APPLICABLE LAW.

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WITNESS THE SIGNATURES OF THE PARTIES:

LESSOR: _____ Date: _____

LESSEE: _____ Date: _____