

Farm Lease (*cash rent example*)

Landlord: John Smith

Tenant: Good Farms, Inc.

Land Description: Approximately 274 acres tillable land and 325 acres pasture in Section xx-x-xx and Section xx-x-xx in XXX County, Kansas.

Time Period: March 1, 2013 through February 28, 2016

Crop Share: Landlord: 0.0%, Tenant: 100.0%

Cost Share for Crops:

Fertilizer: Tenant: 100%

Herbicides: Tenant: 100%

Lime: Landlord: 100%, Tenant: 0%

Government Payments Share: Landlord: 0.0%, Tenant: 100.0%

Special Terms: None

Payment Terms: Annual rent is \$62.50 per acre for tillable land and \$14 per acre for pasture. The total annual rent is $(\$62.50 \times 274) + (\$14 \times 325) = \$17,125 + \$4,550 = \$21,675$. Annual rent payments are due October 31 in each year, beginning October 31, 2013 and ending October 31, 2016.

Signatures:

Tenant: Good Farms, Inc. (date)

Landlord: John Smith (date)

Farm Lease (*crop share rent example*)

Landlord: John Smith

Tenant: Good Farms, Inc.

Land Description: Approximately 274 acres tillable land and 325 acres pasture in Section xx-x-xx and Section xx-x-xx in XXX County, Kansas.

Time Period: March 1, 2013 through February 28, 2016

Crop Share: Landlord: 33.33%, Tenant: 66.67% (that is, 2/3 - 1/3)

Cost Share for Crops:

Fertilizer: Landlord: 1/3, Tenant: 2/3

Herbicides: Landlord: 0%, Tenant: 100%

Lime: Landlord: 50%, Tenant: 50%

For fertilizer, Landlord shall share in the materials cost only and not in the cost of application. For lime, both material and application charges will be shared.

Government Payments Share: Landlord: 33.33%, Tenant: 66.67%

Special Terms: None

Payment Terms: Tenant is to deliver landlord's share of crop production (i.e., 33.33% of bushels) for all crops produced to elevator XYZ at harvest of each year and notify landlord at that time as to the total bushels delivered.

Signatures:

Tenant: Good Farms, Inc. (date)

Landlord: John Smith (date)