

PAGE 1: PARTIES, PROPERTY, AND PURPOSE OF USE

SECTION 1: INTRODUCTION AND PARTIES INVOLVED

This Land Agreement (hereinafter referred to as the "Agreement") is made and entered into this 16th day of September, 2025, by and between:

Party A (Landowner): [Name of Landowner], residing at [Address of Landowner].

Party B (User/Lessee): [Name of User/Lessee], residing at [Address of User/Lessee].

Party A is the legal owner of the parcel of land described below, and Party B desires to use this land for [Specify purpose, e.g., agricultural use, recreational purposes, storage, small-scale construction].

SECTION 2: DESCRIPTION OF PROPERTY

The land subject to this Agreement is located at [Full Address and Legal Description of Land], hereinafter referred to as the "Premises". The Premises encompass approximately [Acreage] acres.

SECTION 3: PURPOSE AND SCOPE OF USE

Party B shall have the right to use the Premises solely for the purpose of [Detailed description of the permitted use, e.g., cultivating crops, operating a community garden, storing non-hazardous materials, constructing a small shed]. Any deviation from this stated purpose requires written consent from Party A.

The scope of Party B's activities will be limited to the Premises as defined herein. Party B shall not undertake any activities that could cause material environmental damage or significantly alter the land's natural state without prior written consent.

PAGE 2: TERMS, RESPONSIBILITIES, AND MAINTENANCE

SECTION 4: TERM OF AGREEMENT

This Agreement shall commence on [Start Date] and shall continue for a term of [Number] years, expiring on [End Date].

Renewal Options: [Specify any renewal options, conditions, and notice periods, if applicable. E.g., The Agreement may be renewed for an additional term of X years upon mutual written agreement by both parties, with 60 days' notice prior to expiry.]

SECTION 5: FINANCIAL CONSIDERATIONS

Rent/Lease Payment: Party B shall pay Party A a sum of [Amount] per [Month/Year] on or before the [Day] of each month/year. Payments shall be made via [Method of Payment].

Security Deposit: Party B shall provide a security deposit of [Amount] to Party A, to be held and returned upon termination of the Agreement, less any deductions for damages beyond normal wear and tear or unpaid dues.

SECTION 6: RESPONSIBILITIES OF PARTIES

Party A (Landowner) shall:

Ensure clear title and legal right to lease the Premises.

Maintain the structural integrity of any existing permanent structures on the property not occupied or controlled by Party B.

[Any other landowner responsibilities specific to a low-risk scenario].

Party B (User/Lessee) shall:

Undertake all activities strictly in accordance with the agreed purpose and scope.

Maintain the Premises in a clean, safe, and orderly condition.

Be responsible for routine maintenance of the area used, as per the scope of use.

Comply with all applicable local, state, and federal laws and regulations pertaining to their use of the land.

Ensure that no hazardous materials are brought onto or used on the Premises without prior written consent.

Promptly report any issues or damages to the Premises to Party A.

PAGE 3: MAINTENANCE, ACCESS, AND TERMINATION

SECTION 7: MAINTENANCE AND REPAIRS

Party B shall be responsible for the ordinary maintenance of the Premises related to its use, including [Specify, e.g., lawn care, minor repairs to any temporary structures erected by Party B, waste removal].

Party A shall be responsible for major structural repairs or maintenance of any permanent fixtures not directly impacted by Party B's use, unless damage is caused by Party B's negligence.

SECTION 8: ACCESS AND INSPECTION

Party A, or its authorized representatives, shall have the right to enter the Premises at reasonable times upon providing [Number, e.g., 24] hours' notice to Party B, for the purpose of inspecting the Premises and ensuring compliance with this Agreement.

SECTION 9: DEFAULT AND TERMINATION

Events of Default: The occurrence of any of the following shall constitute an "Event of Default" by Party B:

Failure to make any rent or payment when due.

Breach of any material term or condition of this Agreement.

Use of the Premises for a purpose other than that specified, without consent.

Abandonment of the Premises for a period exceeding [Number] days.

Remedies: Upon an Event of Default, Party A may, after providing [Number] days' written notice to cure the default (if curable), terminate this Agreement and take possession of the Premises. Party B shall remain liable for any outstanding payments or damages incurred by Party A.

Termination by Mutual Agreement: The parties may mutually agree in writing to terminate this Agreement at any time.

SECTION 10: GOVERNING LAW AND DISPUTE RESOLUTION

This Agreement shall be governed by and construed in accordance with the laws of the State of [State]. Any disputes arising under this Agreement shall be resolved through [Specify method, e.g., negotiation, mediation, or binding arbitration in accordance with the rules of...].

SECTION 11: ENTIRE AGREEMENT

This document constitutes the entire agreement between the parties and supersedes all prior discussions, negotiations, and agreements. Amendments must be in writing and signed by both parties.

SIGNATURES:

Landowner (Party A):

_____ [Name of Landowner] Date: _____

User/Lessee (Party B):

_____ [Name of User/Lessee] Date: _____