

LAND LEASE AGREEMENT

This Lease Agreement (hereinafter referred to as the "Agreement") is made and effective 5th April 2025 (the "Effective Date"),

BY AND BETWEEN: **John** , with an address of 123 Main St, Springfield, IL, 62701, hereinafter referred to as the "Lessor".

AND: **XYZ Farming Company**, with an address of 456 Elm St, Springfield, IL, 62702, hereinafter referred to as the "Lessee", collectively referred to as the "Parties".

LEASED PREMISES

Lessor agrees to lease to Lessee, and Lessee agrees to lease from Lessor, for the term and upon the conditions set forth herein, the land described as follows:

50 acres of agricultural farmland located on County Road 12, Springfield, Illinois, bordered by Elm Creek to the east and Highway 72 to the west, as per attached survey map dated March 2025.

(Enter a detailed description, potentially with references to attached maps or surveys)

TERM

This Lease begins on 1st May 2025 and ends on 30th April 2030. The term is for 5 years years/months.

RENT

Lessee will pay Lessor \$2,500 dollars/euros/sterling monthly, due the first day of each month.

USE OF LAND

The Lessee may only use the land for: crop cultivation and farming operations. Prohibited activities include: industrial development, residential construction, or hazardous waste disposal.

MAINTENANCE

Lessee shall keep the land, including any improvements, in good condition. This includes, but is not limited to, mowing, irrigation system upkeep, soil management, fencing repairs, and trash removal *e.g., mowing, weeding, and trash removal.*

INSURANCE

Lessee shall procure liability insurance with a minimum limit of \$1,000,000, naming Lessor as an additional insured. Proof must be given to Lessor before lease commencement and upon renewal.

ASSIGNMENT & SUBLETTING

Lessee may not assign this Lease or sublet the land without Lessor's written consent.

TERMINATION

Upon breach of this Agreement by either Party, the other may terminate after giving **30 days** written notice.

INDEMNIFICATION

Lessee will indemnify Lessor against claims resulting from Lessee's use of the land, excluding claims arising from Lessor's own negligence.

GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of Illinois, United States. Any legal action arising out of or relating to this Agreement shall be brought in the appropriate courts of Illinois, United States.

AMENDMENTS

Changes to this Agreement are valid only if written and signed by both Parties.

ENTIRE AGREEMENT

This Agreement constitutes the complete understanding of the Parties and supersedes all prior discussions or agreements.

NOTICES

Notices should be in writing and can be personally delivered or mailed to the addresses given above or any new address provided in writing.

SECURITY DEPOSIT (Optional)

A security deposit of \$5,000 dollars/euros/sterling is due upon signing, returnable upon lease termination, minus any deductions for repairs or unpaid rent.

DEFAULT

If rent is more than 15 days late, or if Lessee violates any term, it's considered a default. Lessor can then take any action allowed by law to recover damages, unpaid rent, and to evict Lessee.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement as of the date first above written.

LESSOR

LESSEE

John Smith
Signed (signature)

Emily Carter, CEO of XYZ Farming Company
Signed (signature)

John Smith
Print Name

Emily Carter
Print Name

5th April 2025
Date

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Date