

This agreement is made by and between:

Landlord/Lessor

[lessor_name], [lessor_public_key]

Tenant/Lessee

[lessee_name], [lessee_public_key]

Escrow Account

[escrow_alias], [escrow_type], [escrow_address], [escrow_public_key]

This lease is made and entered into on **[start_date]** until **[end_date]**, by and between **[lessor_name], [lessor_public_key]** hereinafter referred to as "Lessor".

[lessee_name], [lessee_public_key] hereinafter referred to as "Lessee", the Smart Contract running at **[escrow_address]** and escrow account **[escrow_public_key]** hereinafter referred to as "Escrow Account".

1. Description of premises: Pursuant to the terms and conditions set fourth herein, Lessor leases to Lessee, and Lessee hires from Lessor all certain real property located in **[physical_address]**, which is described as **[list_gps_polygon]**
2. Description of allowed Crops/ Animals: Lessee and Lessor are in agreement that only the following listed crops and/or species of livestock may be produced/ cultivated upon entering into this contract: **[list_approved_cultivars]**
3. Condition of Premises: By entry under this lease, Lessee accepts the premises in its present condition and Lessor makes no warranty as to the suitability of the soil for growing the crop Lessee is authorized to grow under this lease. Lessee agrees on this day of the term, or sooner termination of this lease, to surrender the premises and the appurtenances to Lessor in the same condition as when received, reasonable use, wear and damage by fire, act of god, or the elements.

4. Utilities: Lessee shall pay for all water, power, or utility company charges and for all other services supplied to the premises, except as otherwise provided in this lease.
5. Term: The term of this lease commences on the date hereof and terminates at the conclusion of final ground work after harvest.
6. Water: Irrigation water for the crop to be grown on the premises shall be available to the Lessee during the term of the lease from wells, pumps, pipelines and main irrigation ditches presently existing on the premises. All water cost, including but not limited to toll, assessments, power charges, including electrical energy and standby charges for the operation of the pumps, water delivery and water district costs, shall be paid by the Lessee when and directed by the Lessor. Such water shall be used only on the premises in the performance of Lessee's obligation under the lease. Lessor assumes no responsibility to Lessee for any water shortage from the facilities mentioned above and assumes no responsibility for and does not warrant quality nor quantity of the water supplied to the premises.
7. Abandonment: Lessee shall not vacate or abandon the premises during the term of the lease.
8. Drainage: Lessee agrees to, and at all times and in respects, comply with all Federal, State, Local and water agency laws, regulations, ordinances, applicable water quality objectives and other requirements, permits and orders issued in relation thereto which concern to drainage or releases including irrigation tail-water.
9. Waste: Lessee shall not commit nor suffer to be committed, or permit others to commit, waste on the leased land.
10. Oil, Gas and Mineral Rights: All mineral rights located on the premises are reserved to the Lessor or the Landlord.
11. Alteration: Lessee shall not make, or permit to be made, alterations of the premises without first obtaining Lessor's written consent.

12. Maintenance: Lessee shall care for both the premises and the approaches to the premises, including but not limited to all fences, wells, ditches and roadways, and maintain them in the same order and condition in which received, ordinary wear and tear expected.
13. Compliance with Laws: (a) Lessee shall comply with all requirements of all governmental authorities in force, either now or in the future, affecting the premises and shall faithfully observe in Lessee's use of the premises, all laws, rules and regulations of these authorities in the force either now or in the future. The judgment of a court of competent jurisdiction, or Lessee's admission in any action or proceeding against Lessee, whether Lessor be part to it or not, that the Lessee has violated any law, rule or regulation in Lessee's use of the premises shall be considered conclusive evidence of the fact as between Lessor and Lessee.(b) Without limiting the generality of the foregoing, Lessee agrees to comply with all federal, state and local laws, regulations, ordinances, other requirements, permits and other orders issued in relation thereto, which are designed to protect the public health and safety, worker health and safety, or the environment.(c) Lessee agrees to use and handle pesticides and fertilizers in compliance with all applicable federal, state and local laws, regulations, ordinances, labels and other requirements and permits issued pursuant thereto which are designed to regulate pesticides and fertilizers.
14. Rent: The rental payable by the Lessee to the Lessor for the use of the premises shall be **[total_rent]** dispersed by **[escrow_public_key]** to **[lessor_public_key]** at a rate of **[rent_per_day]** settled at 6:00AM EST Everyday for the entirety of the Contract. The entirety of the total rent of the entire period is to be posted upon entering this contract and will be void if funds are not fully transferred.
15. Indemnity Insurance and Margin: Due to the complicated nature of smaller plots of land, objecting but legally uninvolved 3rd parties (i.e. Neighboring Property owners), and petty disputes that can arise, The Lessee and Lender are permitted to end the contract at anytime, forfeiting their posted margin requirement. Due to the increased value over the duration of the contract (i.e. Crops being closer to harvest), The Lender will incur a fee appreciating and approaching **[max_lessor_margin]** to the **[anticipated_harvest_date]** which will attempt to protect and compensate the Lessee for any losses incurred by the immediate

termination of this land leasing agreement. A flat margin rate of **[max_lessee_margin]** is required to be posted by the Lessee to be delivered to the Lender in the event the former party ends the contract prematurely. In the event that a contract be terminated prematurely, the crops and animals produced are the sole property of the Lessee and may be fully evacuated from the aforementioned coordinates.

16. Methods of Termination: Upon Deposit of margin funds each party will receive a **[end_contract_lessor/lessee_key_phrase]** which upon submission to the Escrow Account smart contract will void the contract immediately.
17. Intermediary of funds: Margin and Initial posting of the Rental funds will be held in escrow via smart contract at **[escrow_alias], [escrow_type], [escrow_public_key]** running at address **[escrow_address]**.
18. Legal Effect: All covenants of Lessee contained in this lease are expressly made conditions. The provisions of this lease shall apply to and bind the heirs, successors, executors, administrators and assigns of the parties hereto and all parties to this lease shall be jointly and severally liable under it. The titles or headings to the paragraphs of this lease are not part of this lease and shall have no effect on the construction or interpretation of any part of this lease. Executed on the day and year herein above first written at **[start_date]**

Signed,

Landlord/Lessor : [lessor_signed_hash]

Tenant/Lessee : [lessee_signed_hash]

Escrow Account : [escrow_signed_hash]