

FARM LEASE - CASH RENT
(Non-Partnership)

THIS AGREEMENT, made on the ____ day of _____ 19__ by and between _____ of _____, Wisconsin, OWNER, and _____ of _____, Wisconsin, RENTER.

DESCRIPTION OF FARM

The owner leases the farm known as _____

_ containing ___ acres, more or less, for the term of __ years, beginning _____, 19__
on the following terms and agreements:

AMOUNT OF RENTAL

The renter will pay to the owner at _____ Bank of _____,
for the use of the above described farm, a cash rental of \$_____, to be paid as follows:

OTHER PROVISION AND STIPULATIONS

To pay all taxes and insurance on this rented property and to furnish adequate housing and fencing for livestock. To pay for necessary materials for repairs and improvements to buildings and fences.

To pay for the erection of new, permanent fences and for major repairs and improvements to buildings and fences.

To furnish all liming materials to be used on the farm.

The owner reserves the right to enter and inspect the property at all reasonable hours.

RENTER PROVISIONS AND STIPULATIONS

To follow a system of crop production which will not be destructive to the

productivity of the farm.

To keep enough livestock to consume all hay and straw produced on the farm, as well as all grains except those raised expressly for sale. This includes brewing barley, seed grain, and grain or seeds which are not ordinarily fed.

To furnish all labor necessary to do all farm work in proper season and in satisfactory manner, including labor necessary for making ordinary repairs to buildings and fences.

To haul all materials for ordinary repairs of buildings and fences without cost to the owner.

To spread all lime on the fields at the time suggested by the owner.

To keep all fences and buildings in as good repair as is compatible with good farming practices, and to comply strictly with any and all rules and requirements of insurers of the property.

To put up temporary fences which are necessary to pasture parts of fields.

To haul and properly distribute all manure made on the farm to the field indicated by the landlord with as little loss as is feasible.

To destroy all noxious weeds in compliance with state laws and local regulations pertaining to the control of noxious weeds. (This does not include the destruction of weeds in fields that were badly infested when the renter took over the farm, except as special arrangements for doing so have been made.)

To keep all buildings and grounds in neat, orderly condition.

To cut no trees, except down and dead timber, or only such as the owner designates. All cutting is to be done with the knowledge and consent of the owner.

To use the premises for agricultural use only.

Not to sublet the farm or to farm additional land without written consent of the owner.

To maintain not less than ___ acres of alfalfa or other legumes for hay.

Not to pasture new seedings or hay crops when, in the judgement of the owner, it will result in damage to the succeeding crop.

Not to put up buildings or make other improvements in which there may be some residual value at the termination of this lease, without written consent of the

owner.

Not to sell or remove from the farm any straw or other roughage without consent of the owner.

No feed or seed shall be brought to the farm until it is definitely known by both renter and owner to be free from noxious weed seeds.

To use as much commercial fertilizer each year as the farm has been accustomed to receive, amounting to ___ pounds of _____ APPLIED on the _____ crop at the rate of ___ pounds per acre.

TERMINATION OF THE LEASE

If this lease is terminated before the renter has received the full benefits of improvements put upon the place with the written consent of the owner, the owner shall reimburse the renter to the amount that the improvement would benefit an incoming renter.

If the renter vacates the farm before the full value of fertilizer (except nitrogen) is realized, the owner shall reimburse the renter for the cash costs of additional fertilizer paid for and applied by the renter over and above the usual application, at the following rates:

100 percent for the amount applied after the last crop season.

66 $\frac{2}{3}$ percent for the amount applied, and after which only one crop season has passed.

33 $\frac{1}{3}$ percent for the amount applied, and after which only two crop seasons have passed.

Special adjustments shall be made for slow-acting fertilizers, such as ground rock phosphate, basic slag, and ground limestone, for that portion of the cost borne by the renter.

Upon termination of this lease, the renter agrees to leave ___ acres of land plowed to a depth of ___ inches. If less than this amount is plowed, the renter will pay the owner at the rate of ___ dollars per acre for the difference between the amount

plowed and the specified acreage. If more is plowed at the written request of the owner, the renter shall be paid by the owner at the same rate.

On and after _____ preceding the termination of this lease, the owner and prospective renter shall have the right to do fall plowing or other work upon the farm so long as it does not interfere with standing crops. They also have the right to store farm implements, feed, and supplies where they will not interfere with the winter work of the renter.

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