

**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, 2011 through February 28, 2014

**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 \$42.50 per acre for tillable land and \$11 per acre for pasture. The total annual rent is  $(\$42.50 \times 274) + (\$11 \times 325) = \$11,645 + \$3,575 = \$11,508.25$ . Annual rent payments are due October 31 in each year, beginning October 31, 2011 and ending October 31, 2013.

**Signatures:**

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Tenant: Good Farms, Inc. (date)

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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, 20011 through February 28, 2014

**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: 1/3, Tenant: 2/3

Lime: Landlord: 50%, Tenant: 50%

For fertilizer and herbicides, 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:**

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Tenant: Good Farms, Inc. (date)

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Landlord: John Smith (date)