

FARM: 5426
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FARM LEASE, Cash Rent, Installments, Security Interest Clause

THIS AGREEMENT, Made this 1st day of April, 2015
by and between Ronald L. Fruchte
party of the first part, Lessor, and Robert E. Ellenz
of the township of 12174 Cty Rd 10, Caledonia, County of Houston
and State of Minnesota, party of the second part, Lessee.

WITNESSETH, That the said party of the first part, in consideration of the rents and covenants hereinafter mentioned, does hereby Demise, Lease and Let unto the said party of the second part, and the said party of the second part does hereby hire and take from the said party of the first part, the following described premises situated in the County of Houston, and State of Minnesota, viz:

in Section Number 36, Township Number 103 N, Range Number R-6-W, containing 3.1 acres be the same more or less, of which described premises the second party hereby agrees to plow and put in crops not less than 3.1 acres each year during the continuance of this Lease.

To Have and to Hold, The above rented premises unto the said second party, heirs and assigns, subject to the conditions and limitations hereinafter mentioned for and during the full term of 4 years from and after the 1st day of April, 2015, the term of this Lease ending the 31st day of December, 2019.

And the said second party agrees to and with the said first party to pay as rent for the above mentioned premises, for and during the full term of this Lease, the sum of six-hundred and ninety-seven and 50/100 Dollars, payable at total of twenty-seven hundred and ninety July 1st / year in 4 installments with

interest at the rate of — per cent on each installment after due, to-wit:
\$ 697.50 on or before July 1st 2015 \$ _____ on or before _____
\$ 697.50 on or before July 1st 2016 \$ _____ on or before _____
\$ 697.50 on or before July 1st 2017 \$ _____ on or before _____
\$ 697.50 on or before July 1st 2018 \$ _____ on or before _____
\$ _____ on or before _____ \$ _____ on or before _____
\$ _____ on or before _____ \$ _____ on or before _____

And it is Further Agreed, By and between the parties as follows: That should the said second party fail to make the above mentioned payments as herein specified, or to pay any of the rent aforesaid when due, or fail to fulfill any of the covenants herein contained, then and in that case said first party may re-enter and take possession of the above rented premises, and hold and enjoy the same without such re-entering working a forfeiture of the rents to be paid by the said second party for the full term of this lease. That if the said first party sells said premises during the life of this lease

Map Created January 30, 2017



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS, HRW = Grain

Sunflower = Oil, Non-Oil = Grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

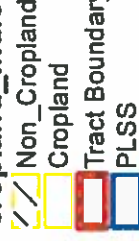
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry, Edible

NAG = for GZ

Canola = Spring for seed

Common Land Unit
cropland_indicator_3CM



Wetland Determination Identifiers



Tract Cropland Total: 56.60 acres



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