

TRACT #16195
 FAC# 5426
 Parcel #:
 160049000
 (11)

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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. FROCHTE
 party of the first part, Lessor, and Kyle Schroeder
 of the township of 10771 City Rd S 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 6, Township Number 101 N, Range Number R-5-W, containing 6.54 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 6.54 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 Three hundred and fifty / year, ten total of Five hundred Dollars, payable at July 1st in _____ installments with

interest at the rate of — per cent on each installment after due, to-wit:

\$ <u>1350</u> on or before <u>July 1st 2015</u>	\$ _____ on or before _____
\$ <u>1350</u> on or before <u>July 1st 2016</u>	\$ _____ on or before _____
\$ <u>1350</u> on or before <u>July 1st 2017</u>	\$ _____ on or before _____
\$ <u>1350</u> on or before <u>July 1st 2018</u>	\$ _____ 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 and before the crop is in the ground, and desires to give possession to the purchaser, that the second party will forthwith surrender possession of said leased premises upon the payment to him of \$ Not - Neg. per acre for each acre of said premises newly plowed by said second party at the time said possession is demanded if sold after the crop is in, then said second party shall have the right to remove such crop when ready to be harvested. That if said first party sells said premises during the term of this lease, the purchaser may at any time enter upon the leased premises for the purpose of plowing, breaking more land, summer-fallowing, cultivating or otherwise improving any part of said premises not in actual cultivation by said second party, and without such entry working any forfeiture of the rents herein agreed to be paid. That if said second party remains in possession of said premises after the expiration of the term for which they are hereby leased, such possession shall not be construed to be a renewal of this lease, but to be a tenancy at the will of the said first party, which may be terminated upon ten days' notice, given by the said first party in writing, either delivered to second party or sent to him in a sealed envelope, duly stamped and directed to him at 10771 City Rd S Caledonia MN 55921 which is hereby declared by said second party to be his usual Post-office address.

And the said second party also covenants and agrees to and with the said first party, not to assign this lease or underlet the above rented premises or any part thereof, without first obtaining the written consent of the said first party and that he will, at the expiration of the time as herein recited, quietly yield and surrender the aforesaid premises to the said first party, his heirs or assigns, in as good condition and repair as when taken, reasonable wear and tear and damage by the elements alone excepted. Said second party also covenants and agrees to cultivate the hereby leased premises in a careful and husband-like manner, and to maintain and keep up the fences so as to protect all crops from injury and waste, and to protect the fruit and shade trees thereon, and to cut no green trees and to commit no waste or damage on said real estate and to suffer none to be done; and to keep up and maintain in good repair all buildings, stables, cribs, fences and improvements on said farm; and further agrees not to remove any straw or manure from said farm, but to spread upon said premises all manure made thereon.

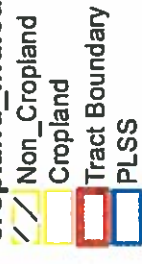


Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain

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: 72.74 acres



USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2015 NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Program. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.