

CASH FARM LEASE

This lease is entered into the 1st day of March, 2025, between **Town of Cortland**, Landlord, and **Steven J. Swanson**, Tenant.

The Landlord, in consideration of the agreements set forth in this Lease to be kept and performed by the Tenant, rents, and leases to the Tenant, to occupy and to use for agricultural purposes only, the following real estate located in the County of DeKalb and State of Illinois, described as follows:

- PIN: 09-27-226-005; 12.8 acres (12.0 tillable) on Airport Road, Cortland, IL
- PIN: 09-27-276-014; 46.44 acres (45.0 tillable) on Airport Road, Cortland, IL
- PIN: 09-26-100-002; 28 acres (18.0 tillable) on Maple Park Road, Cortland, IL
- PIN: 09-27-100-011; 18.07 acres (17.0 tillable), Cortland, IL
- PIN: 09-27-100-012; 13.17 acres (8 tillable) including the buildings to store his equipment
- PIN: 09-28-200-007; 25.6 acres (23 tillable) on North Avenue, Cortland, IL

consisting of approximately 144.08 surveyed acres, of which there are 123.0 tillable acres.

The term of this lease shall be from the 1st day of March, 2025, to the 28th of February, 2026.

The terms of this lease shall be binding on the heirs, executors, administrators, and assigns of both Landlord and Tenant in like manner as upon the original parties, except by mutual agreement otherwise.

SECTION 1. AMOUNT OF RENT AND TIME OF PAYMENT:

The Tenant agrees to pay the Landlord as annual cash rent for the above-described farm the sum of \$32,295.00 which shall be paid as follows:

\$32,295.00 due on or before March 1, 2025

Rent is calculated as:

123.0 tillable acres at \$165.00 per acre; Access to and use of buildings at \$1000.00 per month.

Payment is to be made at Town of Cortland Office, 59 S. Somonauk Road, Cortland, Illinois 60112.

SECTION 2. LANDLORD'S INVESTMENT AND EXPENSE:

Tenant agrees to reimburse Landlord for the real estate taxes.

SECTION 3. TENANT'S INVESTMENT AND EXPENSES:

The Tenant agrees to furnish the property and to pay the items of expenses described below:

- A. All machinery, equipment, fuel, and labor necessary to operate the farm properly.
- B. The taxes and insurance as he elects to carry on property owned by him.
- C. All operating expenses or the portion of expenses not furnished or paid by the Landlord as provided in this lease.

- D. Obtain liability insurance of at least \$1,000,000 and provide the Landlord or his Agent with a copy of the declaration page of this policy.
- E. Electric fence units are owned by Tenant.

SECTION 4. TENANT'S DUTIES IN OPERATING FARM:

In addition to the agreements covered by the foregoing articles of this lease, the Tenant further agrees that he will perform and carry out the stipulation represented in the following clauses:

- A. To faithfully cultivate the farm in a timely, thorough, and businesslike manner.
- B. Not to assign this lease to any person or persons or sublet any part of the premises without the written consent of the Landlord.
- C. To keep the buildings, fences, and other improvements on said premises in as good repair and condition as they may be put by the Landlord during the term of the lease, ordinary wear, loss by fire, or unavoidable destruction excepted.
- D. To take proper care of all trees, vines, and shrubs, and to prevent injury to the same.
- E. Not to cut live trees except by permission of the Landlord.
- F. Not to allow noxious weeds to go to seed on said premises, but to destroy the same and keep the sprouts, brush, weeds, and grass cut on the roads adjoining the land as often as needed each year.
- G. To investigate and report any broken tile and keep outlets open. Tenant shall not operate tillage equipment through grass waterways, or other low places that will permit open ditches eroding across fields.
- H. To prevent all unnecessary waste, or loss, or damage to the property of the Landlord.
- I. The Tenant agrees to follow such crop rotation, tillage practices, fertilizer programs, conservation measures, and arrangements as are worked out with the Landlord or his Agent, for the best interest of all concerned
- J. To keep the farm neat and orderly.

SECTION 5. MANAGEMENT AND BUSINESS PROCEDURES:

The Landlord and Tenant agree that they will observe the following provisions:

- A. Except when mutually decided otherwise, the land use and cropping system shall be approximately as follows:

123.0 acres, more or less, to be used for rotated crops

- B. If the Town terminates the Lease after Tenant has prepared the property for farming, and the Town agrees to reimbursement for dry lime and fertilizer Tenant used to prepare for farming, the Town will reimburse Tenant for the amount of product used.

SECTION 6. DEFAULT, COMPENSATION FOR DAMAGE, METHOD OF SETTLEMENT ARBITRATION, RIGHT OF ENTRY:

- A. Tenant is not to erect or permit to be erected upon said premises, any structure, building, fence or sign of any' kind whatsoever, except by the written consent of the Landlord, nor to purchase any materials or incur any expenses for the account of the Landlord without its approval and will not make a claim for labor at any time unless Landlord has given written permission at a previous date.

- B. Tenant is not to add electrical wiring, plumbing, or heating without permission of the Landlord, and when same is given such is to pass inspection of both power and insurance companies. Said additions shall immediately become part of the property against which the Tenant will have no further claim unless otherwise agreed in writing.
- C. Nothing in this lease shall confer upon the Tenant any right to minerals underlying said land or any part thereof, but the same are hereby expressly reserved by the Landlord together with the full right and liberty to them, to enter upon the premises and to bore, search and excavate for same, to work and remove the same, and to deposit excavated rubbish, and with full liberty to pass over said premises with vehicles and lay down and work any such railroad track or tracks, tanks, pipelines, powers and structures as may be necessary or convenient for the above purpose. Said Landlord, however, agrees to deduct from the annual rent, pro-rata, for the land so taken by him or his assigns for said uses when the rental of such land is cash, and to reimburse the said Tenant for any actual damage he may suffer for crops destroyed where such land is on grain rent and to release Tenant from the obligation to continue farming this property when the development of resources interferes materially with Tenant's ability to make a satisfactory return.
- D. Landlord shall in no way be liable in damages for failure of water supply or any damage by the elements or otherwise, to any of the improvements, nor any loss or damage while improvements are under construction or repair, nor for any failure to repair or alter or replace any buildings or improvement.
- E. Tenant takes possession of the leased premises subject to the hazards of operating a farm and assumes all risk of accidents to himself, his family, his employees, or agents in pursuance of his farming operations, or in performing repairs to the buildings, fences, and other improvements.
- F. Right of Entry - The Landlord or his Agent shall be entitled to free access to the premises at all times and may make any repairs and improvements thereon. If this lease is terminated, the Landlord or his Agent shall be entitled to fall till, fertilize or otherwise prepare the ground and plant in the proper season for the following year's crops.
- G. The Landlord's lien provided by law shall be the security for the rent herein specified. If the Tenant shall, from any cause, fail to comply with all his agreements herein, the Landlord may at any time when such failure occurs after giving five days written notice of his intention to do so, take active possession of said premises and buildings thereon which the Tenant agrees to surrender, and employ other persons to tend said crop and perform all the agreements of the Tenant as herein contained as fully as the same is contemplated in this agreement and after deducting all monies advanced, or monies or grain due for the rent and the expense of attending such crop as aforesaid, to pay the residue, if any, to the Tenant. If the Tenant shall fail to pay the cash rent and advances, or shall fail to keep any of the agreements of this lease, all costs, and attorney's fees of the Landlord in enforcing collection or performance, shall be added to and become a part of the obligations payable by the Tenant hereunder.
- H. Yielding Possession - The Tenant agrees that at the expiration of the term of this lease, he will yield up possession of the premises to the Landlord without further demand or notice, in as good order and condition as when same is entered upon by the Tenant, loss by fire or tornado, and ordinary wear excepted. The Tenant shall pay to the Landlord a reasonable compensation for any damage to the property above the aforementioned exceptions.

SECTION 7. ENVIRONMENTAL CONCERNS:

- A. The Tenant is to use prudence and care in transporting, storing, handling, and applying all fertilizers, pesticides, herbicides, and other chemicals and similar substances, and to read and

follow instructions on the labels for the use of such materials to avoid injury or damages to persons or property or both on the leased premises and adjoining areas.

- B. Any chemicals for weed or insect control or other use, when used, should be applied at levels not to exceed the manufacturer's recommendation for the soil types involved. The Tenant agrees to provide the Landlord annually, a written report indicating the product name, amount, date of application, and location of application of all pesticides and fertilizers used on the farm.
- C. No chemicals will be stored on the property. When chemicals or petroleum products are on the farm, they will be only those planned to be used on the farm and they will be in closed, tight containers above ground and clearly marked. No chemicals or chemical containers will be disposed of on the property.
- D. Both Landlord and Tenant affirm the goals of minimizing soil erosion losses and preserving the productivity of the land in ways that are consonant with their needs and desires for acceptable current returns to their individual inputs on the leased premises. To these ends, they agree to implement as far as possible the best management practices recommended by the NRCS and to cooperate with that agency's soil and water conservation programs.
- E. No sewage, sludge lime, or sludge to be applied to the farm.

SECTION 8. ADDITIONAL AGREEMENTS:

- A. Tenant will certify acres at DeKalb County FSA Office.
- B. It is understood that this is a one-year lease and no termination notice is needed.
- C. No hunting or shooting allowed on the property. No subleasing of any acreage to hunters, hunt clubs, etc.
- D. East building site and the outer area around main farm south buildings, roadsides, and lanes to be mowed regularly to the best of Tenant's ability.

In Witness Whereof, we affix our signatures this ____ day of January, 2025.

LANDLORD:

TENANT

Town of Cortland

Steven J. Swanson

Mark Pietrowski, Mayor

ATTEST:

Cheryl Aldis, Town Clerk