

VILLAGE OF WINNEBAGO

RESOLUTION NO. 2024 - 08 R

**RESOLUTION AUTHORIZING VILLAGE PRESIDENT TO SIGN
EXTENSION TO ILLINOIS CASH FARM LEASE WITH STEVEN
MITCHELL TO FEBRUARY 28, 2025 FOR VILLAGE-OWNED PROPERTY
IN WINNEBAGO HIGHLANDS**

ADOPTED BY THE BOARD OF TRUSTEES

VILLAGE OF WINNEBAGO

THIS 17th DAY OF March, 2024

Published in pamphlet form by authority of the Village Board of Trustees of the
Village of Winnebago, Illinois, this 17th day of March, 2024

VILLAGE OF WINNEBAGO

RESOLUTION NO. 2024- 00R

RESOLUTION AUTHORIZING VILLAGE PRESIDENT TO SIGN EXTENSION TO ILLINOIS CASH FARM LEASE WITH STEVEN MITCHELL TO FEBRUARY 28, 2025 FOR VILLAGE-OWNED PROPERTY IN WINNEBAGO HIGHLANDS

WHEREAS, pursuant to settlement of a lawsuit filed against Mantle Development Group, LLC, in 2020 and settled in March of 2021, the Village of Winnebago acquired 34.9 acres of land located within the corporate limits of the Village of Winnebago from Developer Mantle Development Group, LLC, and

WHEREAS, approximately 25 of those acres consist of tillable farmland, although not of stellar quality because the top soil on the land has all been stripped, and not otherwise properly maintained by the prior owner, or those who the prior owner allowed to farm the land; and

WHEREAS, although the Village plans to market the land for development since it is in a prime development area in the Village of Winnebago, significant actions need to be taken in order to both prepare the land for sale and maintain the land in the interim; and

WHEREAS, the Village Board of Trustees, pursuant to Resolution No. 2021-07R passed by said Board of Trustees on April 12, 2021, authorized the Village President to sign a lease agreement with local farmer Steven Mitchell for the lease term of approximately April 12, 2021 to February 28, 2022, wherein he would pay \$1,200.00 annually to farm those approximate 25 tillable acres with corn, soybeans, wheat, or alfalfa, and in consideration of the low rental price, agree to mow all the non-tillable land of the 34.9 acres according to the Village ordinance requirements, which would relieve the village of the responsibility for the maintenance of the same by its own staff or the hiring out of a third party, the latter of which would cost approximately \$20,800.00 per year; and

WHEREAS, although the lease term would be for a year at a time, the Village would still have the right to sell the land in the interim, and the only financial obligation of the Village to Steven Mitchell as Lessee would be that if due to the sale of the land the crops of the Lessee were destroyed, the Village as Lessor shall reimburse Steven Mitchell as Lessee, upon proof of expenditure, for the cost of inputs having been expended to plant the affected acreage for farming, which shall include the cost of seed, fertilizer, chemicals, and like materials, but shall not include the labor costs for such input process or the value of the crops; and

WHEREAS, in October of 2021, the original lease was extended, per resolution, for the term of February 28, 2022 to February 28, 2023; and in February of 2023 it was extended from February 28, 2023 to February 29, 2024; and

WHEREAS, since the lease is a farm rental lease, pursuant to statutory requirements, failure to execute an extension to the lease at least four months prior to its extension expiration on the date of February 29, 2024, shall be constructive notice of allowing the lease to expire; and

WHEREAS, irrespective of the above statutory provision, both Landowner (Lessor) and Tenant desire at this time to extend the farm rental lease for one more year; and

WHEREAS, Lessee in extending the lease for another year after its scheduled expiration date, has or will plant winter wheat, which is a nutrient providing crop, and an allowed type of planting under the terms of the original lease and/or any other type of planting allowed under the terms of the original lease; and

WHEREAS the Village Board hereby finds that it is in the best interest of the citizens of the Village to authorize the Village President to sign an extension of the Illinois Cash Farm Lease with Steven Mitchell for an additional one year lease term of February 29, 2024 to February 28, 2025 for 34.37 of the 34.9 acres of land in Winnebago Highlands owned by the Village of Winnebago, which extension document is attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF WINNEBAGO, WINNEBAGO COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. RECITALS

The foregoing recitals are incorporated in, and made a part of, this Resolution by this reference as findings of the Village Board of Trustees of the Village of Winnebago as if fully set forth in this section.

SECTION 2. APPROVAL


The Village President shall be and hereby is authorized to execute the aforesaid Extension to Illinois Cash Farm Lease with Steven Mitchell for 34.37 of the 34.9 acres in Winnebago Highlands owned by the Village of Winnebago, for the term of February 29, 2024 to February 28, 2025, according to all other terms and conditions of the original lease as detailed in the attached copy of the original lease marked Exhibit "B".

SECTION 3. EFFECTIVE DATE

This Resolution shall be in full force and effect upon the passage and approval of this Resolution.


PASSED AND ADOPTED this 11th day of March, 2024.

APPROVED:



Franklin J. Eubank, Jr., President of the Board of
Trustees of the Village of Winnebago, Illinois

ATTEST:



Sally Jo Huggins, Village Clerk

AYES:

6

NAYS:

0

ABSENT:

0

PUBLISHED IN PAMPHLET FORM:

EXTENSION TO ILLINOIS CASH FARM LEASE

(original lease period of 4/12/21 to 2/28/22)

(Village of Winnebago/Mitchell)

(approximately 34.37 acres in Winnebago County)

THE ABOVE LEASE shall be extended from the ending date of February 29, 2024 to February 28, 2025, with all other terms and conditions as contained in the original lease for the term of April 12, 2021 to February 28, 2022, lease, as previously extended, which are not in conflict with the provisions stated above, to remain in full force and effect. Accordingly, inter alia, per the terms of the original lease, irrespective of the fact that this document extends the lease for another year, the Village still has the right to sell the land in the interim, and the only financial obligation of the Village to Steven Mitchell as Lessee would be that if due to the sale the crops of the Lessee were destroyed, the Village as Lessor shall reimburse Steven Mitchell as Lessee, upon proof of expenditure, for the cost of inputs having been expended to plant the affected acreage for farming, which shall include the cost of seed, fertilizer, chemicals, and like materials, but shall not include the labor costs for such input process or the value of the crops. This extension document shall be attached to the back of the original lease document.

Village of Winnebago, IL
an Illinois Municipal Corporation,
Landowner (Lessor)

By: _____
Franklin J. Eubank, Jr., Village President

Dated: _____

Steven Mitchell, Tenant

Dated: _____

Illinois Cash Farm Lease

To use this lease form: Complete two identical copies - one for the Lessor (Landowner) and one for the Lessee (Tenant). Cross out any provisions that are not to become a part of the contract and add any additional provisions that are desired. If preparing the lease manually, use ink or typewriter; however, the web-based lease form can be filled in on-line before printing. This lease form is available on the formulator website at <http://www.illinoisfarmbusinessmanagement.edu/formulator/lease_form_eb.html>. Additional leasing information can be found in the Leasing Four Sheets prepared by University of Illinois Farm Business Management Educators located at <http://www.illinoisfarmbusinessmanagement.edu/leasing_four_sheets.html>. **Notes:** A lease creates and alters legal rights; thus, Landowners and Tenants must want to discuss specific lease provisions with their respective legal advisors.

Date and names of parties. This lease is entered into on April, 2021, between:

Lessor(s) (Insert Landowner's exact name): Village of Winnebago, an Illinois Municipal Corporation

whose mailing address is 108 W. Main Street, Winnebago, IL 61088

and

Lessee(s) (Insert Tenant's exact name): Steven Mitchell

whose mailing address is _____

and whose Social Security Number or Employer Identification Number is _____

The parties to this lease agree to the following provisions.

Section 1. Description of Rented Land and Length of Tenure

A. Description of Land. The Landowner (Lessor) rents and leases to the Tenant (Lessee), to occupy and to use for agricultural purposes only, the following real estate located in the County of Winnebago and the State of Illinois and described as follows:

(See attached legal description which EXCEPTS P.L.N. 14-08-126-011 and 14-08-127-004, as the same are condominium lots that are not conducive to farming), and consists of approximately 25 tillable acres as there* commonly known as the Vill.-owned Winn. Highlands land and consisting of approximately 34.37 acres, together with all

buildings and improvements thereon belonging to the lessor, except

B. Length of tenure. The term of this lease shall be from April, 2021, to February 28, 2022, and the Lessee shall surrender possession at the end of this term or at the end of any extension thereof. Extensions must be in writing and attached to this lease, and both parties agree that failure to execute an extension at least 4 months before the end of the current term shall be constructive notice of intent to allow the lease to expire.

*are approximately 10 acres of retention pond, as well as acreage that cannot be tilled in waterways and right-of-ways that include water boxes and fire hydrants, and also land that is not tillable in sewer easements and buffer acreage near existing homes/businesses).

Section 2. Fixed Cash Rent (With Option for Indexing)

Tenant agrees to pay Landowner an annual fixed cash rent as identified below; however, if the "option for indexing" is also completed, the rent shall be adjusted as described in the option for the years following the first year.

Fixed Rent: The annual cash rent shall be the sum of \$ \$1,200.00 (lump sum). This represents approx. 25 acres of cropland at \$ _____ per acre, plus _____ acres of _____ at \$ _____ per acre, plus _____ acres of _____ at \$ _____ per acre, plus _____

Option for Indexing: After the first year, the annual cash rent for a particular lease year shall be the Fixed Rent identified above, but adjusted annually after the first year as follows: Not Applicable. Also, the above reduced lump sum rental amount is in consideration of the fact

Lessee, at no additional cost to the Lessor, shall mow, according to Village ordinance requirements, the non-tillable portion of the total 34.9 acres owned by the Village, including, but not limited to, the condo lots, and the approximately 10 acres of retention pond, waterways, right-of-ways, sewer easements, and buffer acreage.

Formulator Form: CL 01-0912. Form edited by D. L. Uckemann, Professor of Agricultural Law, and Denise Ehrenfeld, Extension Educator. The editors express appreciation to other University of Illinois Extension Farm Business Management and Marketing Educators for their assistance with this form.

Exhibit "B"
(consisting of 9 pages)

CAUTION: "Flexible Rent" may cause a lease to be treated like a "share lease" under federal regulations (e.g., 7 CFR 1412.504) stating how government agricultural program payments can be divided between landlord and tenant. Consult with your legal advisor.

Section 2 (Alternate). Flexible Rent Using Option I, II, or III

Note: Strike either Section 1 or Section 2 (Alternate). The cash rent can be flexible and change each crop year. A base rent can be established and adjusted based upon yield and/or price fluctuations. The factors to be used in adjusting the rent in Options I and II must be listed below.

Crop(s)	Base cash rent (per acre)	Base yield (bu or ton/acre)	Base price (per bu or per ton)	Min. cash rent (per acre)	Max. cash rent (per acre)
	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$

The current price for the current year shall be the average price at close of day based on the following time period(s) and location(s):

Crop(s)	Price source
	Day Month through Day Month at
	Day Month through Day Month at
	Day Month through Day Month at

A. For each lease year, the per-acre base cash rent for each crop shall be adjusted at the close of the cropping season by one of the following methods:

OPTION I - FLEXING FOR PRICE ONLY

Crop(s)	Base rent	x (Current price + Base price)	= Rent/acre ¹	x Acres grown	= Adj. Rent for year
	\$	x \$	= \$	x	= \$
	\$	x \$	= \$	x	= \$
	\$	x \$	= \$	x	= \$
				Total all crops	= \$

OPTION II - FLEXING FOR PRICE AND YIELD

Crop(s)	Base rent	x (Current price + Base Price)	x (Current yield ² + Base yield)	= Rent/acre ¹	x Acres grown	= Adj. Rent for year
	\$	x \$	x \$	= \$	x	= \$
	\$	x \$	x \$	= \$	x	= \$
	\$	x \$	x \$	= \$	x	= \$
					Total all crops	= \$

OPTION III - OTHER PROCEDURE TO BE USED

B. Additional Rent for Inflexible Items (complete at beginning of lease period)

Pasture	\$
Hay land	\$
Other inflexible cropland	\$
Timber, wasteland	\$
Farmstead	\$

TOTAL INFLEXIBLE RENT \$

C. TOTAL RENT FOR YEAR: Sum the Flexible cropland rent (calculated from Part A, Option I, II or III) and the Total Inflexible Rent (from Part B)

\$

¹ If calculated figure is less than "Min. cash rent" in "Basic Information," use the set minimum. If calculated figure is more than "Max cash rent" in "Basic Information," use the set maximum.

² The current yield shall be the "farm" yield for the current lease year.

Section 3. Investments and Expenses

A. The Lessor agrees to furnish the property and to pay the items of expense listed below:

1. The above-described farm, including fixed improvements.
2. Materials for necessary repairs and improvements to buildings and permanent fixtures except as agreed to in B4 and encumbrances to this lease.
3. ~~Shed, 14 ft. x 10 ft., with metal roof and repainting improvements and all labor for painting buildings.~~
4. Taxes on land, improvements, and personal property owned by the Lessor, and liability insurance on land.
5. Fire and wind insurance, see fire replacement value, on the improvements and all buildings owned by the Lessor and used by the Lessee for storing or housing grain, feed, livestock and equipment.
6. ~~Ground limestone: Lessor is to furnish _____ percent or more of total cost, including hauling and spreading.~~
7. ~~A water supply adequate for household use and _____ percent of total cost of water supply.~~
8. Other items:
None

B. The Lessee agrees to furnish the property and to pay the items of expense listed below:

1. All the machinery, equipment, labor, fuel, and power necessary to farm the premises properly.
2. The hauling to the farm, except when otherwise agreed, of all material which the Lessor furnishes for making repairs and minor improvements, and the performing of labor, except skilled, required for such repairing and improving.
3. All seed, inoculation, disease-treatment materials, and fertilizers, except that which the Lessor agrees to furnish above.
4. The following described items and all other items of expense not furnished by the Lessor as provided in A:
Any liability insurance desired by Tenant other than the liability insurance designated hereinabove provided by the Lessor, shall be the responsibility of the Lessee.

Section 4. Tenant's Duties in Operating Farm

The Tenant further agrees to perform and carry out the stipulations below. (Strike out any not desired.)

A. Activities required:

1. To cultivate the farm faithfully and in a timely, thorough, and businesslike manner.
2. To prevent noxious weeds from going to seed on said premises and to destroy the same and keep the weeds and grass cut.
3. To haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements.
4. To keep open ditches, tile drains, tile outlets, grass waterways, and terraces in good repair.
5. To preserve established watercourses or ditches, and to refrain from any operation that will injure them.
6. To keep the buildings, ~~concrete~~ premises (including hedges), and other improvements in good repair and condition as they were when the Tenant takes possession or in as good repair and condition as they may be put by the Lessor during the term of the lease - ordinary wear, loss by fire, or unavoidable destruction excepted.
7. To take proper care of all trees, vines, and shrubs, and to prevent injury to the same.
8. To keep the farmstead neat and orderly.
9. To prevent all unnecessary waste, or loss, or damage to the property of the Lessor.
10. To comply with pollution control and environmental protection requirements as required by local, state, and federal agencies, as well as to implement soil erosion control practices to comply with the soil loss standards mandated by local, state, and federal agencies.
11. To use prudence and care in transporting, storing, handling, and applying all fertilizers, pesticides, herbicides, and other chemicals and similar substances; to read and follow label instructions for the use of such materials in order to avoid injury or damages to persons or property or both on the leased premises and adjoining areas; and to comply with state pesticide training, licensing, storing, and usage.
12. 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 to the Lessor, annually, a written report indicating the product name, amount, date of application and location of application of all pesticides, fertilizers, and seed used on the farm.
13. No chemicals will be stored on the property for more than one year. When chemicals or petroleum products are stored 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.
14. To generally follow Natural Resource Conservation Service and Farm Service Agency recommendations and to maintain all other requirements necessary to qualify current and future farm operators to participate in federal farm programs.
15. Other: (See provisions stated in other sections of this document.)

B. Activities restricted. The Tenant further agrees, unless the written consent of the Lessor has been obtained:

1. Not to assign this lease to any person or persons or sublet any part of the premises herein leased.
2. Not to erect or permit to be erected any structure or building or to incur any expense to the Lessor for such purposes.
3. Not to add electrical wiring, plumbing, or heating to any building. (If consent is given such additions must meet standards and requirements of power and insurance companies.)
4. Not to plow permanent pasture or meadowland.
5. Not to allow any stock on any tillable land except by annual agreement.
6. Not to burn or remove cornstalks, straw, or other crop residues grown upon the farm.
7. Not to cut live trees for sale purposes or personal use.
8. Not to erect or permit to be erected any commercial advertising signs on the farm, other than seed variety signs.
9. Not to enter into any agreement, contract, or other farming or business arrangement that allows rights in the Lessor's security interest, right of entry, dominion or possession.
10. Not to permit, encourage, or invite other persons to use any part or all of this property for any purpose or activity not directly related to its use for agricultural production, except as specifically noted here:
11. Other: N/A

Section 5. Management and Business Procedures

The Lessor and Tenant agree that they will observe the following provisions (Strike out any not desired.)

~~A. General Cropping System. Except when mutually decided otherwise, the land use and cropping shall be approximately as follows:~~

~~_____ corn for winter crops
_____ soy in permanent pasture
_____ corn in non-permanent woodland
_____ corn in building and lots
_____ corn in other _____~~

B. Insurance. For the term of the lease, Tenant shall maintain insurance with a carrier acceptable to the Landlord, insuring Tenant while performing on these premises hereunder for the following types and in stated minimum amounts:

Crop Insurance	_____ per acre
Liability Insurance	\$ 1,000,000.00 per person
	\$ 2,000,000.00 per occurrence
Property Damage	\$ 2,000,000.00 per occurrence
Workers Compensation	As required by statute

Tenant shall furnish Landlord with a Certificate of Insurance and give notice of termination of coverage.

Tenant agrees that all applicable insurance policies name the Landlord as an additional insured.

C. Financial and production records. The Tenant agrees to keep financial and production records of the farm business and to furnish an annual report to the Lessor, on such forms as the Lessor may provide, on or before _____

D. Cash Rent Installments. The cash rent shall be paid each year in the following installments:

Dollars of percent of rent due	Date Due
\$1,200.00	at signing
_____	_____
Balance Due Total Due	\$1,200.00

E. End of lease reimbursements. At the end of this lease, the Lessor agrees to reimburse the Tenant:

1. For the Tenant's remaining cost in limestone. The Tenant's remaining cost shall be calculated by depreciating the Tenant's net cost at the rate of _____ percent annually.

2. For the Tenant's cost of soluble phosphate (P_2O_5) and potash (K_2O) fertilizers applied on crops harvested for grain in the last year of this lease minus the amount of these plant food elements, valued at the same rates, contained in the Tenant's share of these crops.

3. _____

F. Land use in last year of lease. If, during the last six months of the lease term, or after notice to terminate has been given if this lease has become a year to year lease, the parties fail to agree on questions of land use, cropping system, fertilizer applications, or any deviations from the lease provisions, then the specific agreements in this lease shall prevail or, in the absence of agreements in the lease, the Lessor shall decide and the Tenant agrees to abide by the Lessor's decisions. The Lessor's decisions shall not contradict any provisions in this lease or violate good farming procedures.

G. Conservation. Both Lessor 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 Natural Resource Conservation Service and to cooperate with that agency's soil and water conservation programs.

H. Tenant responsible for hired labor. The Tenant shall be solely responsible for all employer obligations on hired labor with respect to safety requirements and social security and workers' compensation contributions, and the Lessor shall have no responsibilities therefore.

I. Other management agreements: none other than as elsewhere stated herein

Section 6. Default, Possession, Landlord's Lien, Right of Entry, Mineral Rights, Liability, Extent of Agreement

The Lessor and Tenant agree to the following provisions. (Strike out any not desired.)

A. Termination upon default. If either party fails to carry out substantially the terms of this lease in due and proper time, the lease may be terminated by the other party by serving a written notice citing the lease(s) of default and specifying a termination date of 30 days from the date of such notice. Settlement shall then be made in accordance with the provisions of Clause B of this section, the reimbursement agreements of Section 5, and any amendments to this lease.

B. Yielding possession. The Tenant agrees at the expiration or termination of this lease to yield possession of the premises to the Lessor without further demand or notice, in as good order and condition as when they were entered upon by the Tenant, less by fire, flood, or tornado, and ordinary wear excepted. If the Tenant fails to yield possession, the Tenant shall pay to the Lessor a penalty of \$100 per day or the statutory double rent, whichever is less, for each day the Tenant remains in possession thereafter, in addition to any damages caused by the Tenant to the Lessor's land or improvements, and said payments shall not entitle the Tenant to any interest of any kind or character in or on the premises.

C. Landlord's Lien. The Landlord's lien provided by statute on crops grown or growing, together with any other security agreement(s) entered by Tenant in favor of Landlord, shall be the security for the rent herein specified and for the faithful performance of the terms of the lease. The Tenant shall provide the Lessor with the names of persons to whom the Tenant intends to sell crops grown on these premises at least 30 days prior to the sale of such crops. A lesser period may be allowed by mutual written agreement. Tenant consents to any filing required by law to perfect the statutory landlord's lien upon crops. If the Tenant fails to pay the rent due or fails to keep any of the agreements of this lease, all costs and attorney fees of the Lessor in enforcing collection or performance shall be added to and become a part of the obligations payable by the Tenant.

D. Landowner's right of entry. The Lessor reserves the right personally or by agents, employees, or assigns to enter upon the premises at any reasonable time to view them, to work or make repairs or improvements thereon, to care for and dispose of the Lessor's share of crops, to develop mineral resources as provided in Clause E below, or, after constructive notice has been given that the lease may not be extended, and following severance of crops, to plow and prepare a seed bed, apply fertilizers, and any other operation necessary to good farming by the succeeding operator, their operations not to interfere with the Tenant in carrying out the regular farming operations.

E. Mineral rights. Nothing in this lease shall confer upon the Tenant any right to minerals underlying the land. Such mineral rights are hereby reserved by the Lessor together with the full right to enter upon the premises and to bore, search, excavate, work, and remove the minerals, to deposit excavated rubbish, to pass over the premises with vehicles, and to lay down and work any railroad track or tracks, tank, pipelines, power lines, and structures as may be necessary or convenient for the above purpose. The Lessor agrees to reimburse the Tenant for any actual damage the Tenant may suffer for crops destroyed by these activities and to release the Tenant from obligation to continue farming this property when development of mineral resources interferes materially with the Tenant's opportunity to make a satisfactory return.

F. Landowner liability. The Tenant takes possession of the leased premises subject to the hazards of operating a farm, and assumes all risk of accidents personally as well as for family, employees, or agents in pursuance of farming operations, or in performing repairs on buildings, fences, tile, and other improvements.

G. Binding on heirs, etc. The terms of this lease shall be binding on the heirs, executors, administrators, and assigns of both Lessor and Tenant in like manner as upon the original parties.

Section 7. Additional Lease Provisions

1. If any or all of the acreage is sold by the Village during the term of this lease, and the crops of Lessee are destroyed, Lessor shall reimburse Lessee upon proof of expenditure, for the cost of inputs to plant affected acreage for farming, which shall include the cost of seed, fertilizer, and chemicals, and like materials, but shall not include the labor costs for such input process or the value of the crops.

2. This lease is for the raising of agricultural crops only, and no other purpose. Signature of parties to lease: whichever without Tenant first obtaining written consent of Landlord. Corn, soybean, wheat, or alfalfa to be planted. **

_____	Landowner	_____	Date
_____	Landowner	_____	Date
By _____	Agent	_____	Date
_____	Tenant	_____	Date
_____	Tenant	_____	Date

Page 5, Cash Lease - Farmdoc Form CL 01-0912

3Landlord grants to Tenant an easement for ingress and egress to the subject premises for the limited purpose of farming agricultural crops only and harvesting the same for sale.

Amendments and Extensions to the Lease

(Must be completed manually/cannot be completed on-line)

Amendments, alterations, and extensions to this lease may be made in writing in the space below at any time by mutual agreement. The written amendments should be noted on both the Landlord's and Tenant's copies of the lease (complete and sign two identical copies). If the parties fail to agree on a proposed alteration, the existing provisions of the lease shall control operations.

A. Improvements made by the Tenant at the Tenant's own expense. When the Lessor and Tenant agree that the Tenant may make all or part of an improvement (such as buildings, additions to buildings, major repairs, fences, bathrooms, water systems, etc.) to the farm at the Tenant's own expense and that the Tenant is to be reimbursed for any costs remaining at the end of the lease, the necessary information shall be recorded in one of the following blanks and, after being duly signed by both parties, it shall become a part of the lease above and obligate the Lessor and his or her heirs and assigns to make such reimbursement. Such improvements become the Lessor's property upon completion of the farm below. The Lessor hereby assumes the responsibility for property taxes, insurance coverage, and risk of loss.

Description and location of the improvement	Tenant's net cost	Annual rate of depreciation (percent)	Date depreciation begins	Signatures and Date Signed
1.				Lessor: Tenant:
2.				Lessor: Tenant:
3.				Lessor: Tenant:

B. Lessor's written consent to Tenant's participation in Items in Section 4, Clause B.

1. Item: _____ Description and restrictions: _____
 _____ Date: _____ Lessor's Signature _____

2. Item: _____ Description and restrictions: _____
 _____ Date: _____ Lessor's Signature _____

C. Other amendments: To be dated, signed and attached to both Landowner's and Tenant's copies of lease.

D. Lease Extensions

Lease Extension # 1	Lease Extension # 2	Lease Extension # 3
This lease, originally dated _____, 20____, shall be extended _____ From _____, 20____ To _____, 20____ Signed: _____, 20____ _____ Lessor _____ Tenant	This lease, originally dated _____, 20____, shall be extended _____ From _____, 20____ To _____, 20____ Signed: _____, 20____ _____ Lessor _____ Tenant	This lease, originally dated _____, 20____, shall be extended _____ From _____, 20____ To _____, 20____ Signed: _____, 20____ _____ Lessor _____ Tenant

LEGAL DESCRIPTION
FOR
MITCHELL CASH FARM LEASE
(34.37 ACRES)

THE PROPERTY COMMONLY KNOWN AS: Comly and Kasch Rd., Winnebago, IL 61088

PARCEL IDENTIFICATION NUMBERS:

- 14-09-126-015 (formerly 14-09-126-013)
- 14-09-127-007
- 14-09-102-004
- 14-09-128-001
- 14-09-128-002
- 14-09-129-001
- 14-09-129-002

LEGALLY DESCRIBED AS:

PARCEL 1:

BLOCKS ONE (1), TWO (2), THREE (3), FOUR (4), NINETEEN (19) AND TWENTY (20) AS DESIGNATED UPON THE PLAT OF CANAL TRUSTEE'S ADDITION TO THE TOWN OF WINNEBAGO, THE PLAT OF WHICH ADDITION IS RECORDED IN BOOK 32 OF DEEDS ON PAGES 320 AND 321 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, ALSO, SO MUCH OF GOODLING STREET WHICH LIES NORTH OF THIRD NORTH STREET AND SOUTH OF NORTH LINE OF BLOCKS TWO (2) AND THREE (3) IN SAID ADDITION WHICH WAS VACATED BY AN ACT OF THE GENERAL ASSEMBLY OF THE STATE OF ILLINOIS, EXCEPTING THEREFROM PART OF BLOCK NINETEEN (19) AND PART OF GOODLING STREET (VACATED BY AN ACT OF THE GENERAL ASSEMBLY OF THE STATE OF ILLINOIS), AS DESIGNATED UPON THE PLAT OF CANAL TRUSTEE'S ADDITION TO THE TOWN OF WINNEBAGO, THE PLAT OF WHICH ADDITION IS RECORDED IN BOOK 32 OF DEEDS ON PAGES 320 AND 321 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, 2 ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK EIGHTEEN (18) AS DESIGNATED UPON SAID PLAT

(ALSO BEING THE WEST RIGHT OF WAY LINE OF GOODLING STREET); THENCE NORTH 00 DEGREES 06 MINUTES 27 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 436.35 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 51 SECONDS EAST PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF THIRD NORTH STREET, A DISTANCE OF 299.04 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 09 SECONDS EAST A DISTANCE OF 436.35 FEET TO THE NORTH RIGHT OF WAY LINE OF THIRD NORTH STREET; THENCE SOUTH 89 DEGREES 58 MINUTES 51 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 300.00 FEET TO THE PLACE OF BEGINNING; ALSO EXCEPTING THEREFROM THE FINAL PLAT NO. 1 WINNEBAGO HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE

FOURTH PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK 47 OF PLATS ON PAGE 122 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; FURTHER EXCEPTING THEREFROM FINAL PLAT NO. 2 WINNEBAGO HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE FOURTH PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK 47 OF PLATS ON PAGE 167 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; FURTHER EXCEPTING THEREFROM WINNEBAGO HIGHLANDS CONDOMINIUMS AS DELINEATED ON A SURVEY OF CERTAIN LOTS, OR PARTS THEREOF, IN THE FINAL PLAT NO. 2 WINNEBAGO HIGHLANDS, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 47 OF PLATS ON PAGE 167 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS AND/OR PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE FOURTH PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0661461, WHICH CAN BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; FURTHER EXCEPTING THEREFROM THE FINAL PLAT CROSSROADS SUBDIVISION, BEING A PART OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE FOURTH PRINCIPAL MERIDIAN AND BEING A PART OF BLOCKS 2 AND 19 OF CANAL TRUSTEE'S ADDITION TO THE TOWN OF WINNEBAGO, THE PLAT OF WHICH FIRST NAMED SUBDIVISION IS RECORDED IN BOOK 49 OF PLATS ON PAGE 165A IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; ALL BEING SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS.

PARCEL II:

LOTS FOUR (4), EIGHT (8), NINE (9), TEN (10) AND ELEVEN (11) AS DESIGNATED UPON THE FINAL PLAT NO. 1 WINNEBAGO HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE FOURTH PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK 47 OF PLATS ON PAGE 122 IN THE RECORDER'S OFFICE OF 3 WINNEBAGO COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS.

PARCEL III:

LOTS FIFTEEN (15) AND SEVENTEEN (17) AS DESIGNATED UPON THE FINAL PLAT NO. 2 WINNEBAGO HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE FOURTH PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK 47 OF PLATS ON PAGE 167 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS.

PARCEL IV:

THAT PORTION OF VACATED COMLY ROAD THAT LIES NORTH OF BLOCKS ONE (1), TWO (2), THREE (3) AND FOUR (4) (AND THAT HAS NOT BEEN PREVIOUSLY EXCEPTED OUT IN THE ABOVE PARCELS), AS DESIGNATED UPON THE PLAT OF CANAL TRUSTEE'S ADDITION TO THE TOWN OF WINNEBAGO, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 8, TOWNSHIP 26 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH ADDITION IS RECORDED IN BOOK 32 OF DEEDS ON PAGES 320 AND 321 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, SAID

COMLY ROAD WAS VACATED IN 2006 AND RECORDED AS DOCUMENT NO. 0618079; SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS.

EXCEPTING THEREFROM THE PORTION OF THE ABOVE LEGAL DESCRIPTION WHICH APPLIES TO PARCEL 14-09-126-011 (.27 ACRE) AND PARCEL 14-09-127-004 (.26 ACRE), AS THESE TWO PARCELS ARE FOR CONDOMINIUM LOTS, AND NOT CONDUCIVE TO FARMING