

CASH RENT FARM LEASE

This Lease and Agreement are made this 20th day of February, 2023, by and between The Town of Thorntown (Landlord) and Dustin Dickerson (Renter).

1. The Landlord, in consideration of the agreements with the Renter, hereby leases to the Renter to use for agricultural purposes only, the farm ground described as follows, in Boone County, Indiana – Pt. NE 35-20-2W. The total acreage is 6.73 acres, more or less, and the tillable acreage is approximately 6+acres, the rent being based upon the tillable acreage.

2. This Lease shall become effective on March 1, 2023, and shall continue in full force and effect until February 29, 2024. This Lease shall automatically renew from year to year thereafter unless written notice of termination is provided by December 15<sup>th</sup> for the following crop year. All the terms of this Agreement shall be applicable to any renewal.

3. The Renter shall pay to the Landlord at 101 West Main Street, Thorntown IN 46071, the sum of Two-hundred dollars (\$200.00) per acre.

4. The cash rent shall be paid as follows:

a. The first half of the rent for each year in the amount of Six-hundred Dollars (\$600.00) shall be paid on or before April 1, 2023;

b. The second half of the rent for each year in the amount of Six-hundred Dollars (\$600.00) shall be paid on or before November 1, 2023.

5. The Renter agrees to follow the farming practices that are generally recommended for and that are best adopted for this type of farm and for this locality.

6. The Renter agrees to follow generally recommended practices in plowing, planting and cultivating to prevent excessive loss of soil and water through sheet erosion.

7. The Renter agrees to neither assign this Lease to any person or persons nor sublet any part of the real estate for any purpose without the written consent of the Landlord.

8. The Landlord or anyone designated by it shall have the right of entry at any mutually convenient time to inspect the property and/or farming practices being used.

9. The terms of this Lease and Agreement shall be binding upon the heirs, executors, administrators and assigns of the parties hereto.

RENTER

LANDLORD – Town of Thorntown

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\_\_\_\_\_  
By: Sara Fairfield, Town Council President

\_\_\_\_\_  
Printed Name

Dated:\_\_\_\_\_

Dated:\_\_\_\_\_