

## Short-term Lease Template

This agreement is between \_\_\_\_\_ (landowner) and \_\_\_\_\_, (tenant), for the lease of certain parcels of land for the purpose of [describe agricultural purpose(s) and operation]:

1. **The premises.** The parcel(s) contained in this agreement are is/described as follows: [parcel location, acreage, bounds, features, condition, etc.]

2. **The term.** The term of this lease shall be from \_\_\_\_\_ to \_\_\_\_\_ except as terminated earlier according to the provisions below.

3. **The rent.** The tenant agrees to pay a lease fee (rent) to the landowner of \$\_\_\_\_\_ per acre or \$\_\_\_\_\_ total, per month/year. The tenant agrees to pay such sum as follows [when, how]:

A late penalty of \_\_\_\_\_ may be assessed on all late payments.

This lease fee may be renegotiated annually.

4. **Permitted Uses.** The tenant is permitted all normal activities associated with the above purposes, including but not limited to:

The tenant agrees to employ standard best management practices. It shall not be considered a default of this Lease if weather or other circumstance prevents timely practices or harvesting.

5. **Prohibited Uses.** The tenant shall not, unless by mutual agreement to the contrary, engage in any of the following activities on said parcel(s):

6. The tenant agrees to prepare an annual management plan for review by the landlord, complete annual soil testing, and apply amendments as indicated at his/her own expense. The tenant agrees to proper disposal of trash and waste. The tenant further agrees:

7. **Taxes and assessments.** The [landowner/tenant] agrees to pay all taxes and assessments associated with this parcel.

8. **Insurance.** The tenant agrees to provide the landowner with evidence of liability insurance coverage, naming the landowner as co-insured.

9. **Termination and default.** The tenant may terminate this lease with \_\_\_\_\_ month notice to the landowner. A default in any of these provisions by either party may be cured upon written notice by the other party within \_\_\_\_\_ days of receipt of such notice. Failure to cure the default gives the other party the right to terminate the lease.

10. **Other provisions.**

- a. The terms of this lease may be amended by mutual consent.
- b. Any disputes occurring from this lease may be resolved by standard mediation practices, if necessary.
- c. The tenant agrees not to assign or sublease his/her interest.
- d. Landowner retains his/her right to access the parcel(s) for the purposes of inspection with prior notification to the tenant.

11. Other special terms and conditions in this lease:

Signed:

\_\_\_\_\_ date \_\_\_\_\_

\_\_\_\_\_ date \_\_\_\_\_

Attachments may include:

- Plan or map of leased premises
- NRCS or other Farm Conservation Plan
- Proof of insurance