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DEBORAH L. HAYON
DELAWARE CO. RECORDER
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Quasqueton Bank + Trust
103 W. Main
Epworth IA
52045

Prepared by Kevin Perrinjaquet PO Box 406 Edgewood Iowa 52042 563-928-6633

WASTE DISPOSAL LEASE AGREEMENT

THIS IS AN AGREEMENT entered into this 8th day of April, 2002, by and between Kevin and Margaret Perrinjaquet (hereinafter "Operator"), which operates or will operate a swine facility located at 2338 180th St Manchester, Ia 52057 and Ester Ries (hereinafter "Owner") with an address of 1661 245th Avenue Greeley Iowa.

In consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1) Grant of Lease. Owner does hereby grant unto Operator, it's successors and assigns, a lease for a period of twenty (20) years from and after the date here for the purpose of depositing all animal waste products excluding animals and animal parts from livestock operations conducted on the above described premises owned or operated by Operator, together with the right of entrance and exits at convenient points for the period necessary to deposit and disseminate said animal waste products on, over, across, an through the premises now owned by Owner, which are described as follows:

E 30 acres of the SE ¼ NE ¼ and E 30 acres of the NE ¼ SE ¼ of Section 5-T89N, R4W and SW ¼ NW ¼ and SE ¼ NW ¼ and N ½ SW ¼ of Section 4 T89N, R4W of Fifth PM Delaware County, Iowa. (218 Acres)

The legal description of Operator's facility is as follows:

5.28 Acres in Section 17, T89N, R4W of the Fifth PM Delaware County, Iowa.

2) Time of Disposal. Unless otherwise consented to by Owner, said right to enter the above described real estate of Owner and to deposit said waste products is limited in time to the time following harvesting of the crop grown thereon by Owner, it's successors and assigns, up to and not later than June 1, of the next crop year, or other days as agreed upon by Owner and Operator.

Said Lease shall further be limited by a maximum amount of waste products to be deposited upon said real estate. The maximum amount shall be mutually agreed upon by the parties here to be based upon the analysis of the soil and an analysis of the waste products, taking into account the intended farming use of the real estate by Owner, it's successors and assigns. Operator shall have the right, but not the obligation, to apply animal waste products to Owner's property above described at a rate not to exceed the nutrient uptake requirement of the crop. Owner guarantees Operator the right to apply a minimum of 125 pounds of nitrogen per acre along with phosphorous and potash each year to the property described in Section 1 of this Agreement.

If the parties are unable to mutually agree to submit samples of soil and waste to

Iowa State University, Ames, Iowa and to abide by their recommendations as to the maximum amount of waste that can be deposited upon said real estate taking into account Owner's intended farming use of said real estate. Should Iowa State University not be able to render said advice, then the samples shall be submitted to another credible laboratory of the parties choice. The cost of said analysis shall be borne equally by the parties hereto.

3) Benefit. It is agreed that the Lease herein conveyed and granted shall insure to the benefit of Operator, it's successors and assigns and shall pass automatically with a conveyance or transfer of possession of Operator. Owner represents that it has the full right and power to enter into the Lease granted herein.

4) No Minimum. The fact that this agreement has been granted to Operator in no way obligates Operator or commits Operator to deposit any waste what so ever upon the described land. Subject to the limitations on the maximum amount of waste, Operator, it's successors and assigns shall have full right to determine the amounts of waste to be deposited on said property.

5) Operator's Discontinuance of Business. In the event the Operator or it's successors and assigns ceases to raise livestock on it's premises for a continuous period of five (5) years, this Lease shall terminate.

6) Covenant Running with the Land. This agreement shall be binding upon and shall inure to the benefit of the parties here to and their respective successors, assigns and legal representatives and shall be deemed as a covenant running with the land.

7) Compensation. Owner, it's successors and assigns, agree to pay Operator, it's successors and assigns, reasonable compensation for the cost for the spreading and applying the animal waste products herein before described.

Future reasonable compensation will be determined by the parties each year depending on the circumstances in the local agricultural economy at the time and if the parties are unable to mutually agree upon the reasonable compensation for any certain year, then the parties agree to submit the question to Iowa State University, Ames, Iowa and to abide by it's recommendation of the fair compensation. Further in the event Iowa State University is not able to render said advice, then each party selects and expert and the two (2) experts shall select a third expert. Then the three (3) experts shall make a recommendation concerning the reasonable compensation for the year and the parties agree to abide by said recommendation. Finally, if the three (3) experts cannot agree, then the reasonable compensation for the year shall be the average of the three (3) experts opinions.

IN WITNESS WHEREOF, the parties hereto have executed this Waste Disposal Lease Agreement the year and date above written.

OPERATOR

OWNER

x Esther L. Ries

STATE OF Iowa

COUNTY OF Delaware

The foregoing was acknowledged before me this 8 day of April 2002, by Kevin Pennycuff, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Richard H. Hood
COMMISSION NUMBER 186957
MY COMMISSION EXPIRES
October 10, 2002

Richard H. Hood

NOTARY PUBLIC

STATE OF Iowa

COUNTY OF Delaware

The foregoing was acknowledged before me this 8 day of April 2002, by Esther Ries, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Richard H. Hood
COMMISSION NUMBER 186957
MY COMMISSION EXPIRES
October 10, 2002

Richard H. Hood

NOTARY PUBLIC

ATTACHMENT A
TO MANURE DISPOSAL LEASE AGREEMENT

1. Lessee agrees to indemnify and hold harmless Lessor from any claims for injury to property owned or operated on Lessor's land by the Lessee and from any damage to property or persons, including employees of the Lessee, that may result from Lessee's use of Lessor's property.

2. Lessee further agrees to pay within thirty (30) days after demand is made by the Lessor for any damages Lessee may have caused to Lessor's property.

3. Lessee further agrees to hold harmless Lessor from any claims, civil or criminal, arising from any claim by local, State, or Federal Governments of Violations of any laws, rules, or regulations caused by Lessee or his employees caused by the hauling or spreading of manure on the leased premises.

4. Lessee agrees to put maximum allowed under operation's management manure plan under DNR per acre unless Lessor requests Lessee to apply more.

5. Lessee agrees to sample each building's pit and supply Lessor with the nutrient analysis of said manure.

6. Lessor will have decision making in regard to the following options:
   A. Lessee will apply the manure to Lessor's ground at the cost stated in contract.

   B. Lessee will provide a chopper pump at no cost to Lessor. Lessor will provide labor, tractor, applicator unit and any additional pumps needed.

   C. Lessor will apply waste at his own expense.

Operator

Owner

x Esther L. Riss