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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

Prepared By: Robert L. Day, Jr., Day, Hellmer & Straka, P.C., 1141 Main, Dubuque, IA 52001; Ph: 563/557-1885
Address tax statement to: Casey Supple, 102 Julian Ave. NE, Hopkinton, IA 52237
Return to: Wm. J. George, DDS, 119 4th St., SE, Dyersville, IA 52040

LEASE AGREEMENT

1. **PROPERTY:** The property which is the subject of this lease is located at 102 Julian Avenue, Hopkinton, Iowa, and legally described as:

The West 1/2 of Lot 38, all of Lots 39 and 40, Lot 20, and the West 1/2 of Lot 21 except the South 168' thereof, all in Williamson Addition to the City of Hopkinton, Iowa, according to the recorded Plat thereof, located in Delaware County, Iowa

2. **PARTIES:** The lessor of the property is CASEY C. SUPPLE, whose address is 102 Julian Avenue, P.O. Box 81, Hopkinton, Iowa 52237. The lessee is William J. George, whose address is 119 Fourth Street, SE, Dyersville, Iowa 52040.

3. **PREMISES SUBJECT TO LEASE:** The parties agree that the lessee will be permitted to erect a 22' by 50' FarmTek storage building on the property owned by the lessor, to be located in a mutually agreed place near the residence of the lessor. Lessee shall be entitled during the term of the lease to have free access to such storage building and to use such storage building for any lawful purpose. Upon termination of the lease period (or the extended lease period, whichever applies) the storage building shall remain on the premises and shall become the property of the lessor.

4. **PERIOD OF LEASE**: The period of this lease shall be from the date of execution of this lease through midnight, December 31, 2015.

5. **OPTION FOR EXTENSION OF LEASE:** The lessee shall have an option to extend this lease for an additional five-year period commencing January 1, 2016. The lessee may exercise this option by either giving written notice to the lessor prior to January 1, 2016 or by making payment to the lessor on or before January 1, 2016 of Three Hundred ($300.00) Dollars for the first year's rent, with rent to continue during the period of the extended lease at the rate of Three Hundred ($300.00) Dollars per year, due on or before January 1 of each year thereafter. If the lease is extended, the extended lease period shall terminate at midnight, December 31, 2020.

6. **CONSIDERATION:** The parties agree that the lessor has received valuable consideration for this lease and will receive additional consideration, as reflected in the promises of this lease and that the lessee has received valuable consideration, as contained in the promises of this lease. The lessee shall not be required to pay any additional rent or consideration to the lessor during the initial period of this lease.

7. **INSURANCE:** Lessor shall have no obligation concerning the storage building to be used by the lessee with regard to maintenance, upkeep or insurance and shall not become an insurer of such building or its contents. The lessee shall assume all responsibility for providing such insurance as the lessee deems appropriate for the building and any contents therein. By subsequent agreement of the parties, such insurance may be obtained through the lessor's insurance carrier at the lessee's cost, if the parties so desire and mutually agree.

AGREED this 28th day of November, 2005.

LESSOR:

CASEY C. SUPPLE:

Casey C. Supple
102 Julian Avenue, P.O. Box 81
Hopkinton, Iowa 52237

LESSEE:

WILLIAM J. GEORGE:

William J. George
119 Fourth Street, SE
Dyersville, Iowa 52040

STATE OF IOWA)
) SS:
DUBUQUE COUNTY)

On this 28th day of November, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared CASEY C. SUPPLE, lessor, to me known to be the identical person named in and who executed the foregoing instrument as his voluntary act and deed.

JULIE A. WIENEKE
Commission Number 166502
My Commission Expires
9-10-07

Julie A Wieneke
Notary Public

STATE OF IOWA)
) SS:
DUBUQUE COUNTY)

On this 28th day of November, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared WILLIAM J. GEORGE, lessee, to me known to be the identical person named in and who executed the foregoing instrument as his voluntary act and deed.

JULIE A. WIENEKE
Commission Number 166502
My Commission Expires
9-10-07

Julie A Wieneke
Notary Public