Book 2015 Page 1269
Document 2015 1269 Type 07 001 Pages 3
Date 5/21/2015 Time 12:33:52PM
Rec Amt $17.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by & return to: Steven E. Carr, PO Box 333, Manchester, IA 52057 (563) 927-4164
Grantors: Gary R. Nieman and Zeta F. Nieman Grantee: M & N Swine, L.L.C.

GROUND LEASE

Gary R. Nieman and Zeta F. Nieman, husband and wife, hereinafter Landlord, and M & N Swine, L.L.C., hereinafter Tenant, in consideration of the matters contained herein agree as follows:

1. Landlord leases to Tenant approximately 1/10 of an acre. The intention is to lease the ground directly underneath the hog building located on the north end of the building site (1527 230th St Manchester, IA 52057) in the East One Half of the Southwest Quarter 1-88-6.

2. The term of the lease shall be from April 1, 2015 to March 31, 2030. The lease shall continue from year to year thereafter for up to five additional years. Tenant shall file an Affidavit stating the lease is terminated in the event the Tenant is no longer utilizing said ground.

3. Rent amount for the duration of this lease shall be $1.00.

4. Tenant shall be provided access to the ground as well as the right to use the area immediately adjacent for purposes reasonably related to use of the building on said ground.

5. This lease may not be assigned by Tenant.

Dated this 14th day of ~~April~~ May, 2015.

Gary R. Nieman
Gary R. Nieman Landlord

M & N Swine, L.L.C.

By Matt Nieman
Matt Nieman

Zeta F. Nieman
Zeta F. Nieman Landlord

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

This instrument was acknowledged before me on this 14 day of May, 2015 by Gary R. Nieman and Zeta F. Nieman.

Notary Public in and for the State of Iowa

JOHN M. CARR
Commission Number 192855
My Commission Expires
October 7, 2015

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

This instrument was acknowledged before me on this 14 day of May, 2015 by Matt Nieman as Member of M & N Swinie, L.L.C.

Notary Public in and for the State of Iowa

JOHN M. CARR
Commission Number 192855
My Commission Expires
October 7, 2015