FILED NO. 1559
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Compared

1983 APR -7 PM 2:14

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee
$6.00

FARM LEASE

This lease, made and entered into this 4 day of January, A. D. 1983, by and between Dorothy Agnew, hereinafter referred to as Landowner, and Morris Mitchell, hereinafter referred to as Tenant,

WITNESSETH: That Landowner, in consideration of the agreements hereinafter mentioned to be kept and performed by Tenant, does by these presents lease to Tenant 176 (one hundred seventy-six) Acres, situated in Madison County, Iowa, for the crop year of 1983.

Tenant will pay Landowner as rent for said crop ground the sum of One Hundred Twenty Dollars ($120) per acre for 176 Acres, or a total of $21,120.00--this total acreage has been agreed upon by Landowner and Tenant. Cash rent will be due half March 1 and half November 15, 1983. The Landowner has a lien on the crops until cash rent is paid.

Stalkfields shall be considered the property of Landowner. Livestock shall be removed from fields by March 15.

Tenant agrees to keep land between the fence and the crop, all grassways and the roadways mowed. Tenant further agrees to farm the land according to good farming practices, keeping the weeds under control and observing grassways.

The Tenant agrees to plow down phosphorous on all ground going to corn regardless of soil tests.

Lime shall be applied, according to soil tests, as early as possible this spring on all land going to corn. The cost of the lime and application shall be shared equally by Tenant and Landowner. If Landowner does not rent the second year to this tenant, she will reimburse him for one-half the amount he paid on lime.

Both parties have agreed that bean and corn ground will be alternated. In other words, ground in corn last year would be planted to beans this year, etc.

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It is understood that the alfalfa field that is being plowed up on the west side of the home place will be planted to corn and that this field will be contoured.

It is understood that this lease is subject to Landowner selling or trading the farm. If this should happen, Tenant agrees to a cancellation of the lease after being paid for any and all fertilizer he had put on the land prior to the date of notification, or before April 15.

Tenant agrees to provide all the labor and machinery necessary for putting up the Landowner's half of the hay at no cost to the Landowner. He will mow, windrow, condition, bale (in square bales) and put the bales in Landowner's barns, according to her instructions. The Tenant knows that the Landowner has no storage for his half of the hay. The hay will be put up when it is ready, weather permitting. The Landowner agrees to pay the Tenant twenty cents (20¢) a bale for her half of the hay for baling it. It is understood by both the Landowner and the Tenant that the Landowner can remove this alfalfa field from this lease completely if she decides she wants all of the hay. She will let the Tenant know at hay time.

Signed January 4 Y, 1983.

Maurice C. Mitchell Jr.
Witness

Colby Forsyth Shutt
Witness

Landowner

Maurice D Mitchell
Tenant

No Acknowledgment