

# Iowa Cash Rent Farm Lease (Short Form)

Owner: \_\_\_\_\_ Operator: \_\_\_\_\_ Year: \_\_\_\_\_

**1. Legal Description:**

**2. Term of Lease:** Beginning March 1, 20 \_\_\_\_, and ending the last day of February, 20\_\_\_. Continuing thereafter from year to year, unless terminated by either party according to Iowa Law on or before September 1 effective the following March 1.

**3. There are \_\_\_\_\_ contract acres available** according to county FSA records (FSA form 578).

The following housing, buildings and storage structures located on the Real Estate may be used by the Operator for the following purposes:

Structure	Purpose

In the event of damage or destruction of buildings or structures listed above the Owner will have the option to replace them or provide their functional equivalent operator for the purpose described above within a reasonable period of time, or make adjustments to the terms of this lease in lieu of replacement.

**4. Cash Rent** Operator agrees to pay the Owner cash rent for the use of part or all of the Real Estate as follows:

<u>Description</u>	<u>Amount</u>
Cropland _____ acres @ \$ _____	\$ _____
Cropland _____ acres @ \$ _____	\$ _____
Established hay land _____ acres @ \$ _____	\$ _____
Pasture _____ acres @ \$ _____	\$ _____
Buildings & storage structures, housing	\$ _____
Total annual rent	\$ _____

**The cash rent shall be due and payable as follows:**

_____ Due Date	_____ Amount
_____ Due Date	_____ Amount
_____ Due Date	_____ Amount

**5. USDA Commodity Program Payments:** Payments shall be paid to the Operator unless otherwise agreed on with the Farm Service Agency.

- 6. Hunting Rights:** Hunting rights belong to the \_\_\_ Owner \_\_\_ Operator
- 7. Division of Expense:** All crop production expenses are the responsibility of the Operator. Cost of lime and application will be treated as follows: \_\_\_\_\_
- 8. Expenses:** No expense shall be incurred by the Operator for or on account of the Owner without first obtaining written permission from the Owner. The Operator agrees to take no actions that might cause a mechanic's or other lien to be imposed upon the Real Estate and agrees to indemnify the Owner if actions are taken by the Operator that result in such a lien being imposed.
- 9. Repair & Maintenance:** Buildings and Fences for minor repairs: Owner will furnish all materials and Operator will provide the labor at no charge. New Fence: Owner to furnish all materials and one-half of the cost of labor. Operator to provide one-half of the labor and all of the equipment to construct fence. Owner will pay 100% of the cost to clear fence row when necessary.
- 10. Operator's Duties:** Operator agrees to operate the farm in an efficient and workmanlike manner, control weeds and brush in the fields, fence rows, road ditches, provide proper maintenance to control erosion and maintain waterways and tiles, and building lots and all other areas of the farm where access is possible. Operator agrees, on termination of the lease, to yield prompt possession of the farm to the Owner.
- 11. Owner's Duties:** Owner agrees to warrant and defend the Operator's possessions against all persons as long as this lease remains in effect. The Owner will promptly pay taxes and carry insurance on his/her interest in the property.
- 12. Compensation:** Operator shall have the right to take away from the farm any movable buildings and fixtures which he/she has replaced upon the farm at his/her own expense. Such moving must be done within 60 days after termination of the lease. The Operator must leave the premises from which such improvements are removed in as good condition as they were before said removal or compensate the Owner for damages. Each party shall present to the other all such claims for compensation in writing at the termination of the lease. The Operator shall receive compensation from the Owner for the unprotected value for the **following items** upon termination of the lease provided that the value and date of completion are documented.
- Item a.**
- Item b.**
- Item c.**
- Item d.**
- 13. Transfer of Interest:** The Operator agrees not to lease or sublet any part of the Real Estate nor assign this lease to any other person, nor sublease any or all of the property described herein without prior written permission of the Owner. This lease shall be binding upon the heirs, assignees, or successors in interest of both parties. If the Owner should sell or otherwise transfer title to the Real Estate, the Owner will do so subject to the provisions of this lease.
- 14. Changes in Lease Terms:** The conduct, representation, or statement of either party, by act or omission shall not be construed as a material alteration of this lease until such provision is reduced to writing and executed by both parties as an addendum to this lease.

**15. Right of Entry:** The Owner reserves the right to enter the premise at any time for any reason. Upon notice of the lease termination, the Operator agrees to permit the Owner or the Owner's lessee or agent to enter the premise to do customary tillage and operations on any land from which the current crops have been removed.

**16. Violation of Terms:** If the Operator fails to keep any agreement contained in this lease, the lease shall then terminate and the Owner or legal representative shall have the right to take immediate possession of the premises.

**17. Other Provisions:**

**18. Arbitration:** Any disputes between the Owner and Operator not covered by the terms this lease may be submitted by either party for arbitration at a reasonable fee by three disinterested persons, one of whom shall be selected by the Owner, one by the Operator, and the third by the previously named two. If and when disputes are submitted, a majority decision of the arbitrators shall be binding upon the parties to the lease.

**In Witness whereof, we agree to the terms and conditions of this lease and we affix our signatures this day of \_\_\_\_\_, 20\_\_.**

\_\_\_\_\_  
Operator

\_\_\_\_\_  
Spouse

\_\_\_\_\_  
For (business entity)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Spouse

\_\_\_\_\_  
By (owners representatives)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone

**Optional Notarization**

On this \_\_\_ day of \_\_\_\_\_; A.D., 20\_\_ before me the undersigned, a Notary public for the county of State of Iowa, personally appeared to me known to be identical persons named in who executed the foregoing instrument an acknowledged that they executed the same as their voluntary act and deed.

\_\_\_\_\_  
Notary Public