

CROP LEASE AGREEMENT

This Crop Lease Agreement ("Agreement") is made and entered into this 24th day of May, **2025**, by and between:

Lessor: The Gary R. Garwood Living Trust, by and through its Trustees,

Trustee 1: Gary R. Garwood

Trustee 2: Melody Haddix Garwood

(Collectively referred to as "Lessor")

and

Lessee: Ron Brockhaus ("Referred to as Lessee").

RECITALS

WHEREAS, the Lessor is the owner of the real property located at:

000 NW 375th Road, Centerview, MO 64019 - Parcel ID 06-9.0-31-000-000-018.00 ("the Property");

WHEREAS, the Lessee desires to lease the Property for agricultural purposes, and the Lessor agrees to lease the Property for such purposes on the terms set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. Term of Lease

This lease, effective on the **First** day of **January, 2025**, ***and shall remain in effect until all soybean crops planted during the 2025*** growing season have been harvested from the land, unless otherwise terminated as provided in this Agreement.

2. Lease Payment

The Lessee shall pay to the Lessor an annual lease payment in the amount of **One Thousand Two Hundred Dollars (\$1,200.00)**. The lease payment shall be due in full on or before the **Thirty First** day of **March, 2026**.

3. Use of Property

The Property shall be used solely for agricultural purposes, including but not limited to planting, growing, and harvesting crops. The Lessee shall not use the Property for any other purpose without prior written consent of the Lessor.

4. Sale of Property

In the event the Property is sold by the Lessor prior to the harvesting of all crops:

- The Lessor shall be entitled to a prorated portion of the lease payment, based on the number of days the Lessor owned the Property during the lease term.
- The prorated amount shall be calculated on a daily basis using a 360-day year:
\$1,200 ÷ 360 = Daily Rate, multiplied by the number of days from January 1, 2025 to the date of property transfer.
- The remaining balance of the lease payment, if any, shall be transferred to the buyer or otherwise negotiated among the parties.

5. Lessee Responsibilities

The Lessee shall:

- a) Prepare, plant, maintain, and harvest the crops in a good and workmanlike manner.
- b) Maintain any fencing, gates, or other improvements used in connection with the farming operation.
- c) Leave the Property in good condition upon the expiration of this lease.

6. Assignment

The Lessee shall not assign this lease or sublease any portion of the Property without the prior written consent of the Lessor.

7. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

8. Entire Agreement

This Agreement constitutes the entire agreement between the parties. Any amendments must be in writing and signed by all parties.

9. Binding Effect

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

FARMER / LESSEE:

Signature: _____

Ron Brockhaus

dotloop verified
05/25/25 6:24 PM CDT
HZH7-9KBN-CE42-S6HP

Printed Name: **Ron Brockhaus**

Date: _____

TRUSTEE 1:

Signature: _____

Gary Garwood

dotloop verified
05/24/25 6:56 PM MDT
CSWU-DBCZ-IXF4-A6VR

Printed Name: **Gary R. Garwood**

Date: _____

TRUSTEE 2:

Signature: _____

Melody Haddix Garwood

dotloop verified
05/24/25 6:57 PM MDT
RC63-MEML-OMW7-ZVB3

Printed Name: **Melody Haddix Garwood**

Date: _____

BUYER 1:

Signature: _____

Printed Name: _____

Date: _____

BUYER 2 (If Applicable):

Signature: _____

Printed Name: _____

Date: _____

BUYER 3 (If Applicable):

Signature: _____

Printed Name: _____

Date: _____

BUYER 4 (If Applicable):

Signature: _____

Printed Name: _____

Date: _____