

FARM LEASE

This Lease entered into on this Second day of September 2022 by and between Anni Schaefer Revocable Trust dated November 16, 1993, hereinafter referred to as "Landlord", and Harnetiaux Farms (Steve Harnetiaux), 20 Denzel Drive, Greenville, IL 62246, jointly and severally known as "Tenants", and agree as follows:

1. Landlord does hereby lease to the Tenants, and Tenants hereby lease from the Landlord, approximately 530 acres of land located in Bond County, Illinois, a full legal description of which is attached hereto and made a part hereof as Exhibit A as if fully set forth herein.

2. The land that leased under this Agreement consists of about 430 acres of land to be used for the growing and harvesting of crops, and approximately 100 acres thereof of untillable land.

3. The term of this Lease shall be for three years, starting March 1, 2023 and terminating February 28, 2026.

4. Tenants jointly and severally agree to pay to the Landlord as cash rental for said real estate described on Exhibit A the sum of Ninety-four thousand, six hundred and No/100 (\$94,600.00) annually, payable as follows:

The sum of \$31,533.34 shall be due and payable on or before the 1st of March, 2023, and the balance to-wit: \$63,066.66 due and payable on or before December 1, 2023; and like payments shall be due and payable by Tenants to the Landlord on or before each of the same calendar days in each of the calendar years 2024 and 2025.

5. The Tenants alone shall be responsible for the cost of all seed, fertilizer, chemicals, and all crop insurance, and the labor for the planting and spreading thereof, and Tenants shall be entitled to 100% of any payments made by the Farm Service Agency. The Tenants alone shall also be responsible for the cost of all of the repair to any grain bins, such as the repair to motors and augers,

6. Landlord shall be responsible for and shall be responsible for purchase price of limestone and applications thereof as determined reasonably necessary by the Landlord.

7. Throughout the Lease, Tenants agree they shall operate the farm in an efficient manner in full conformity with tillage and husbandry practices that are recognized in the farm community, and provides all labor, material and equipment as may be reasonably required for such purposes, to keep the premises in good condition, and to make minor repairs and improvements to the farm may be reasonably necessary. Tenants shall not plow or otherwise break any permanent pasture, wasteland, drainage ways, grassed waterways, terrace or ditches without the prior written consent of the Landlord or to take any action or permit any act by others that will injure the land. Tenants shall also mow any non-tillable land in accordance with good farming practices and to provide equipment, labor, and material to control weeds and brush in those areas.

8. Tenants further agree to peacefully surrender possession of the premises at the termination of the Lease, subject only to the right of Tenants to remove or harvest the crops at maturity that were planted by Tenants under this Lease Agreement.

9. Landlord shall have all rights as provided to the Landlord under 755 ILCS 5/9-316 pertaining to security for payment of rentals due under the terms of this Agreement.

10. Tenants agree that they shall not sublet or assign this Lease in whole or in part without prior written consent of the Landlord. Should the Tenants become bankrupt, this Lease shall immediately terminate at the option of the Landlord, and interests of the

Tenants hereunder shall not pass into the hands of any Trustee in Bankruptcy or assignment for the benefit of the creditors of Tenants.

11. Landlord reserves the right to enter the land leased hereunder and to perform such work thereon as Landlord may elect, but Landlord shall not unreasonably interfere with the rights of the Tenants herein.

12. Should the Landlord be required to bring suit or to foreclose any lien in the event of any breach of this Lease by the tenants, the Tenants agree they will pay Landlord's reasonable attorneys fees and court costs, which shall be assessed by the Court as part of the judgment entered against the Tenants.

IN WITNESS HEREOF, this Agreement is entered into on this day and year first above written.

ANNI SCHAEFER REVOCABLE TRUST DATED
NOVEMBER 16, 1993, Landlord

BY:

Leonard Schaefer

Leonard Schaefer, Trustee

Barbara S. Piper POA

Harnetiaux Farms, Tenant

BY:

Steve Harnetiaux / Josh Harnetiaux

Steve Harnetiaux