

**CASH FARM LEASE**

This lease is entered into this 27th day of April, 2015 between the City of Charlotte, 111 E. Lawrence Avenue, Charlotte, Michigan (Landlord) and Brian Dunn, Dunn Farms, 2845 E. Clinton Trail, Charlotte, Michigan (Tenant).

The Landlord hereby agrees to lease 57 acres for farming purposes situated in Eaton Township, Section 6, Eaton County, Michigan. The term of the lease shall be for five (5) years from May 1, 2015 to April 30, 2019. It is understood that if the City has an opportunity to develop the property that is being rented, before the crops have been harvested, the City will contract for a professional analysis of fair market value on the crops on the parcel to reimburse the tenant for losses.

Rent for this land, which is paid by the tenant to the landlord, is to be \$125 per acre (\$7125.00-2015), \$135.00 per acre (\$7695.00-2016), \$145.00 per acre (\$8265.00-2017), \$155.00 per acre (\$8835.00 -2018), \$165.00 per acre (\$9405.00-2019) and is to be due the 15<sup>th</sup> of December each year starting December 15, 2015..

Brian Dunn, their agents and employees shall indemnify and hold harmless the City of Charlotte and its agents and employees from and against all claims, damages, losses and expenses, including attorney's fees, arising out of or resulting from leasing the farmland identified above. A certificate of insurance shall be on file with the City Clerk, prior to entering the property.

Feed grain or other monies paid for compliance with government farm programs is to be allocated as follows: 100% to the tenant.

The terms of the lease shall be binding upon heirs, executors, administrators and assigns of both landlord and tenant in like manner as upon the original parties.

\_\_\_\_\_  
Carrie Burch, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ginger L. Terpstra, City Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brian Dunn, Tenant

\_\_\_\_\_  
Date