

Wyoming Farm and Ranch

LEASE

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Circular 121 Revised
October 1954

10-54-3M

The University of Wyoming and the U. S. Department of Agriculture Cooperating
Agricultural Extension Service, G. H. Starr, Director, Laramie, Wyo.
Printed and Distributed in furtherance of Acts of May 8 and June 30, 1914

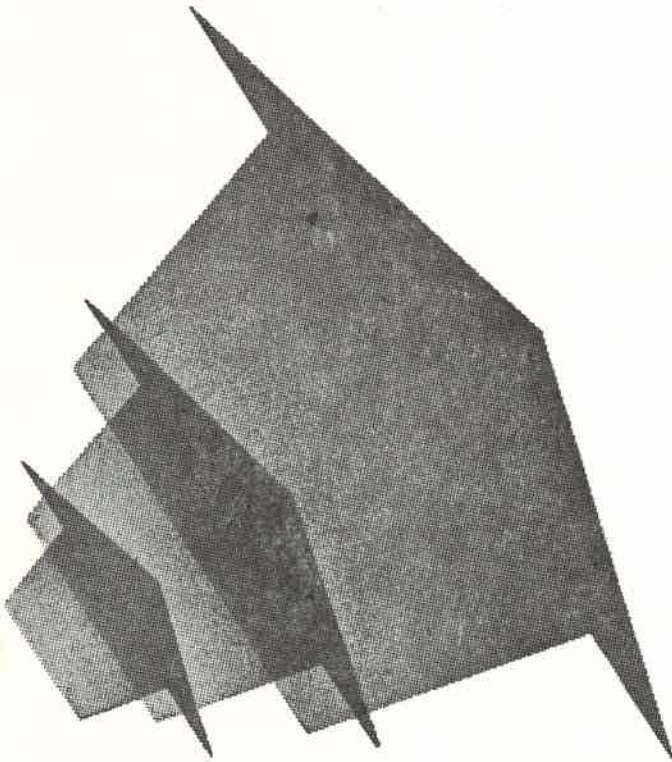


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Tenancy Can Pay

TENANT-OPERATED farms and ranches can be very satisfactory. Tenants can conserve the land and other agricultural resources of a rural community as much as farm owners. But to accomplish this result there must be a better understanding and relationship between tenants, landlords, and society. Such can be provided for and safeguarded by adequate and fair leasing arrangements.

Contrary to what has been the popular belief, farm tenancy may be a good thing for an area and its people. Tenancy is a way in which capital and labor can be brought together to the benefit of agriculture. This is comparable to the way capital and labor have worked together for years to develop and protect industry.

Today, young farmers can't afford to let some one else invest money in land and improvements at 5 percent or less. Then the young man can invest his own limited capital in such things as operating expenses, equipment, livestock, and feed. To use his money for these items will give him a larger return on his limited capital.

Efficiently managed, well improved, and adequately financed tenant-operated farming units are to be desired over inefficiently managed, poorly equipped, poorly improved, and under-financed owner-operated units. Present inflated real estate prices and the high rate of tax on income, make it almost impossible for an operator without capital, no matter how efficient he may be, to become the owner of a farm or ranch. But an experienced and capable tenant can become a valuable asset to any community.

Success Depends on You

MUCH of the success of a lease is up to you—whether you are land owner or tenant.

No matter how complete or equitable a lease or lease form may be in terms and provisions, it cannot insure satisfactory relationships or conditions between owner, operator, land, and society.

Honesty of Parties Essential

A lease can set forth provisions for you to consider and comply with before satisfactory conditions exist. But the honesty and integrity of all parties to the lease determine how well the parties will comply with and be satisfied with the agreement.

A good lease cannot insure that the parties to it will be honest. Neither will it insure that the parties will do their utmost to promote sound agricultural practices for conserving the land and other farm resources for the future generations of our growing and advancing society.

To insure that the leasing arrangements will be satisfactory, the landlord should make sure his tenant is honest and reliable. And the tenant should do the same with his landlord. There is no substitute in law, agreements, or legal provisions for these qualities. Once there are disagreements, arbitration or law cannot solve them to the satisfaction of both parties.

Land Owner Obligated to Society

Every farm or ranch is the property of the owner to do with as he and his agents desire if their acts do not harm or damage someone else's property. Every farm and ranch or piece of land also is either an asset or liability to its community, county, state, and nation. This depends on the use to which the land is put.

Even so, every citizen, whether living on a farm or in the city, has an interest in all exhaustible natural resources, including privately owned land.

The legal owner then is morally obligated to see that operations on his land do not damage other adjacent areas. He also must see that someone conserves its natural productivity for future generations.

Although a land owner holds legal title to land, he doesn't have the moral right knowingly to ruin it for future use. He is in a sense the guardian of the land, holding it in trust for humanity.

It is essential to a good lease that both the owner and the renter know the productive limits of the operating unit to be leased. They also must know about what income can be expected from it. That income is to be produced without decreasing the future productivity of the land; without causing a more than normal loss in the number of, or usefulness of, its improvements.

Every farm must have the potential to produce the income needed from it by the operator and owner without drawing on its capital stock. Lease forms that promote satisfactory tenancy emphasize provisions to prevent mining of the land or depletion of productivity. They also guard against unnecessary depreciation or destruction of permanent improvements.

Agreements Should Be Written

It is also essential to a satisfactory lease agreement that both landlord and tenant have a clear understanding of what each is to do, receive, and contribute.

All desires, intentions, agreements, promises, and provisions relative to the lease should be in writing. They should always be included as a part of the signed agreement. However, many things will be unforeseen when you sign the agreement and will come up during the time the lease is in force.

Many of these unforeseen situations will not be covered in writing in the lease. Therefore, it is easy to see the need for good, wholesome, satisfactory relationships between landlord and tenant. Basic honesty and integrity of all parties to the lease must be present. The spirit of the lease is many times more important than the specific written provisions.

In many instances the tenant could make a larger farm income while he conserves the soil and improves its productivity. To do this, however, he would need a guarantee of longer occupation and

fair pay at the end of the lease for the unused value of improvements he had made to land, buildings, fences, and structures.

If, however, a tenant is to be permitted to use his initiative and to be given more responsibility in the operation of the farm, the landlord then must exercise more care in the selection of his tenant.

A lease form is essential only as a guide. It can set forth clearly in writing and in an orderly sequence the duties, rights, and responsibilities of each party to the agreement. There must be a mutual understanding in writing for reference on how the unit is to be operated and income divided. Such measures will decrease to a minimum future misunderstandings by the present parties or their heirs.

When farming and ranching operations vary from area to area, unit to unit, and with no two alike as they exist in Wyoming, it is essential for a lease form to be specific. Provisions must be understood clearly and still be general enough and flexible enough for use by all.

Get Advance Legal Advice

When you plan to enter into a contract with another party, have all leases, contracts, and agreements drawn by an attorney.

The lease should be completed in the presence of all parties to it. It should be signed only after it is thoroughly discussed paragraph by paragraph, making sure that the spirit as well as the letter is understood in all its specific provisions and implications.

The statements in the printed lease must be amended and changed by lining out parts and writing in statements so the final lease provides exactly what both parties want and intend.

The "Wyoming Farm and Ranch Lease" can be used if rent consists of crop share, cash, livestock share, or any combination of methods. It also provides a table for determining the rental to be paid—whether in crops, livestock, or in cash—in proportion to the investment and risk taken by the several parties to the lease.

Good Records Essential to Lease

A lease becomes more satisfactory if it is supported by a complete set of farm or ranch records. Records should include a beginning and

closing inventory to show what is owned by the tenant and what is owned by the landlord. Records should include a crop and livestock production table and the disposition of what was produced—whether sold, fed on farm or ranch, or put in breeding herd and so on. Records also should include all cash transactions and show whether payments were made by tenant or landlord.

Such records are especially necessary if the method of determining the rental is based upon the amount contributed by each party to the lease.

Father-and-Son Lease

The "Wyoming Farm and Ranch Lease" may be used for a father-and-son agreement on either a farm or livestock ranch. To determine the division of income between father and son, use the investment table in Paragraph 3 of the lease. Support it by farm records.

Under this rental agreement, as more and more of the farm or ranch or its livestock is owned by the son, he automatically gets more and more of the income. Under this arrangement, if the father wishes, the son eventually could become full owner of the unit.

Provisions of Lease

Section I, Description and Location of Farm or Ranch: For legal reasons it is necessary to have the description and location of the operating unit as a part of the lease. This section should be supplemented by a map of the unit as provided for in Schedule B. A complete description with a map clearly defines the property under contract. It may be the means of preventing trouble and misunderstanding with the operators of adjoining properties as well as with parties to the lease.

Section II, Duration of Lease: For legal reasons and as a guide to the parties to the lease, it is necessary to set forth the period the lease is to run. Include exact date of starting and ending of the lease and, if desired, the means by which it can be terminated or continued.

If storage space is to be used for grain or other produce under contract to the government or a third party, make provisions for its use beyond the period of the lease.

Section III, Amount of Rental: This section of the "Wyoming Farm and Ranch Lease," contains provisions for recording payment of rent on a cash basis, Paragraph 1; on a crop-share basis, Paragraph 2; or for calculating and paying the rent on the basis and in proportion to the investment made by the tenant and landlord to the entire farming or ranching operation, Paragraph 3. Of course, you can adopt various combinations of these three plans. For example, one may want to pay cash rent for the grazing or pasture land either on a per-acre basis or animal-unit-per-month-grazed basis and pay crop share for the cultivated crop land.

Better still, parties to the lease may desire to use Paragraph 3 and divide the total farm income, whether from crops or livestock or both. They would do this in accordance with and in proportion to the investment by each party to the total investment in the farming or ranching operation.

The part of the lease making provisions for the division of the farm or ranch income causes the most trouble. It creates most of the trouble and disagreement when the lease is being drawn, and is especially susceptible to misunderstanding, disagreement, and criticism at the termination of the lease.

Usually the tenant determines about how much rent he can afford to pay for the place. Then he tries to get it for as much less as he can. In a similar manner the landlord decides how much rent he should get to break even on his investment and then tries through the provisions in the lease to get as much more as he can.

Usually dissatisfaction results on the part of one or the other and often on the part of both. This situation is the chief cause of the large turnover in tenants each year.

Much of this dissatisfaction and change in tenants can be eliminated by using Paragraph 3 in the lease to determine the equitable division of farm or ranch income.

Such an arrangement for the division of farm and ranch income simplifies leasing; it assures each party to the lease that the division of income from the enterprise will be on a basis of honesty and fairness.

Paragraph 3 is especially useful when there are two or more landlords or tenants or when the lease agreement is between father or son or when breeding herds of livestock are leased.

The following example may be used as a guide to see just how you can use the costs of operation to determine the correct division of income in accordance with the investment by each party.

Example

INVESTMENT TABLE (to be used as a guide when using Par. 3, Sec. III)			
Inventory	Tenant	Landlord	Total
Land, 250 acres of farming land at \$200 per acre, \$50,000 @ 4%	\$	\$2,000 00	\$ 2,000 00
Land, 1280 acres of grazing land @ \$10 per acre, \$12,800 @ 4%		512 00	512 00
Buildings, fences, etc., \$6,000 @ 4%		240 00	240 00
Machinery and equipment, \$9,250 @ 6%	255 00	300 00	555 00
200 head of Hereford cows @ \$250 @ 6%	1,200 00	1,800 00	3,000 00
Operating capital in bank, \$7,500 @ 6%	300 00	150 00	450 00
Building and fence repairs	50 00	200 00	250 00
Taxes on personal property	240 00	360 00	600 00
Taxes on land and buildings		680 00	680 00
Water assessments	400 00		400 00
Expenses			
Hired Labor	2,400 00		2,400 00
Feed concentrates	90 00		90 00
Insurance	25 00	50 00	75 00
Seed	100 00		100 00
Machinery repair and hire	85 00		85 00
Fuel and oil	500 00		500 00
Fertilizer		1,200 00	1,200 00
Miscellaneous	250 00		250 00
Non-cash Expenses			
Depreciation on buildings and improvements		180 00	180 00
Depreciation on machinery	425 00	500 00	925 00
Tenants, labor, and management	3,600 00		3,600 00
Total contributed by both parties	\$9,920 00	\$8,172 00	\$18,092 00
Fractional part contributed by tenant and landlord	9920	8172	18092
	18092	18092	18092
Division in percent to nearest multiple of five	55%	45%	100%

The division of income in this example, whether in crops or cash, is 45 percent to the landlord and 55 percent to the tenant. This percentage will be different for each lease, as no two farms will be leased under the same arrangement or ownership. If a loss is to be sustained, it would be necessary for the parties to the lease to pay it in the same proportion as they would have divided the income.

In a father-and-son lease, it is desirable to have the son assume each year more and more of the ownership, initiative, and responsibility of the management of the farming or ranching unit. This agreement, as provided in Paragraph 3, permits the son to take over more and more of the investment and management. His share of the farm or ranch income increases accordingly.

Under this system, it will be necessary to keep records of inventory, production, and cash transactions. Such items as inventory values, depreciation of inventory, tenant's salary, and interest charges must be agreed upon mutually. Other items such as cash expenses or receipts are exact amounts.

Grades and ages of livestock should be kept up or accounted for in the depreciation account. Adjustments should be made annually for any damage or change in ownership, salary, interest, or value of inventory.

This section on division of income should be specific. Take care to line out parts that do not apply and to write in desired statements and provisions that do not now appear in the printed form.

Section IV, Systems of Operating the Ranch or Farm: The system of operating is first set forth in general terms. Provision also has been made in this section for handling government control programs. Schedules B & C, if used, become a part of this section and make specific provisions for operating the land and crops.

Complete these schedules only after much thought and study. If, for any reason, there is doubt concerning the value of these schedules

or how they are to be filled out, confer with your County Agricultural Agent.

These two schedules, when properly completed and understood, will do much to provide for and encourage better land management, including such things as soil conservation and fertility improvement.

Schedule B is a map of the farm showing the various fields and acreages. Schedule C is the crop rotation and management plan for the various crops and fields. Completion of these schedules will do much to conserve and improve the soil and to give the operator a management plan that will increase production and reduce labor and equipment costs per unit produced. Completion of schedules encourages good management planning in advance of starting actual operations.

Section V and VI, Duties of Tenant and Landlord: These sections are important in setting forth concisely what each party promises he will do. Study them carefully to be sure you understand the provisions and implications. If they are not acceptable as stated or do not apply to the particular unit to be leased, they should be amended or lined out.

If provisions not included are desired, they should be written in at the bottom of the appropriate section.

Payments for residual value of improvements made, fertilizer applied, etc., should be considered and calculated carefully. These provisions will do much to encourage tenants to make improvements to land and facilities.

Section VII, Remedies: This is an important section. Study it fully, and make amendments, deletions, or additions if desired.

It is your lease. With the advice and help of your attorney, banker, and county agent, it should provide for all the things you want in your lease.

Be sure your lease is dated and signed. This is a legal requirement. Then, be sure each party to the lease gets a copy.



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Published by:
Agricultural Extension Service
University of Wyoming
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WYOMING FARM AND RANCH LEASE

(This agreement is not a partnership)

This agreement made this _____ day of _____, 19____, between _____ of _____

hereinafter called the landlord and _____ of _____ hereinafter called the tenant.

SECTION I: DESCRIPTION OF FARM

In consideration of the rental specified below in Section III, the landlord hereby leases, to the tenant, the following described farm, ranch, of approximately _____ acres, situated in the county of _____, State of Wyoming, to wit:

on the _____ road, _____ miles, _____ (direction) _____ city or town of _____ together with all buildings and improvements thereon and the various items of personal property and equipment described in Schedule A attached hereto except _____

_____ which the landlord hereby reserves for his own use and occupancy.

SECTION II: TERM OF LEASE

This lease is for a term of one year beginning on the _____ day of _____, 19____, and shall continue from year to year, thereafter until terminated by mutual consent or by either party giving the other party a 90 day written notice of intention to terminate at the end of any such yearly period. (If it is desirable to have the initial lease run more than one year, so indicate by crossing out the word one in the first line and writing in the number desired.)

SECTION III: RENT

The rent may be in cash, crop or livestock share, or a combination of the two. The amount of rent paid may be in proportion to the contribution that each party to the lease makes to the operation of the enterprise as provided for in Paragraph 3.

1. Cash rent (if none, so indicate.) The tenant agrees to pay an annual cash rental of \$ _____

The cash rental shall be due and payable in one annual payment on or in _____ equal installments on the first day of _____ (number)

(Write in number of payments and months the payments are to be made, cross out wording not applicable.) Grazing or pasture-land may be leased on an acreage basis or on the basis of the number of animal units pastured or grazed per month.

2. Share rent. The landlord shall (also) receive as rent for the above described farm the share of the various crops grown during the period of this lease as set forth in the table below. It is further agreed that the landlord shall pay the share of expenses incurred in producing such crops also as set forth in the same table.

Crops	Landlord's Share of Crops	Seed	Landlord's Share of Expenses		
			Threshing Combining, etc.	Fertilizers	Other
small grains					
alfalfa seed					
hay					
beets					
beans					
potatoes					

The tenant agrees to deliver the landlord's share of crops to market or storage as follows:

(Grazing land, cultivated pasture, and crop land pasture should be covered in Paragraph 1 by payment of cash rent per animal unit pastured or per acre of pasture or grazing land.)

3. Rental based on investment and risk. The tenant and landlord shall receive that part of the total farm or ranch income as is determined in the following table to be in proportion to the investment made by each to the total investment in the farming or ranching operation during the year for which the lease is in effect. Items of expense—cash and non-cash—paid by either landlord or tenant may be taken from the Farm Record Book. Landlord and tenant must agree to such items as unpaid family labor, inventory values, interest rates, depreciation, etc., before lease is signed.

Items of Expense	Tenant column a	Landlord column b	Total column c
Non-Cash Items of Expense: (taken from Record or Schedule A)			
Interest on:			
Land @ %			
Improvements @ %			
Machinery and Equip. @ %			
Livestock @ %			
Depreciation Charge on: Bldgs @ %			
Fences @ %			
Machinery @ %			
Equipment @ %			
Livestock @ %			
Unpaid Labor and Management Wage			
Cash Expenses: (taken from record)			
Repair Bills			
Gas, Oil, etc.			
Hired Labor			
Taxes and Water Assessments			
Totals			

(For explanation of use of Paragraph 3, Rental Based on Investment and Risk, see the circular on "Wyoming Farm and Ranch Lease" or consult your county agent.)

Total column a divided by total column c equals the tenant's share as percent of the total income. Total column b divided by total column c equals the landlord's share as percent of the total income. Round these percents to the nearest multiple of 5. This can be used effectively for father-son lease, stock share lease, or crop share lease. (If the rental or division of income is based on Paragraph 3, it will be necessary to rewrite this paragraph for each year the lease is automatically renewed.)

4. Payments received for compliance with any government program shall be divided as set forth by the act or if not prescribed by the government shall be divided _____ percent to the tenant and _____ percent to the landlord. (Usually in the same proportion as crops or income.)
5. The tenant shall have free of rent _____ acres of land for a garden and summer pasture for necessary farm work stock and milk cows and poultry for the use of his family.

SECTION IV: HOW THE LAND IS TO BE FARMED

1. The tenant agrees that so far as practical, not more than _____ percent of the crop acres shall be in soil depleting crops (row crops, small grains) and not less than _____ percent of the crop acres shall be in soil conserving crops such as hay or green manure crops. And the tenant further agrees that should this lease be renewed for additional periods beyond the original term in accordance with the provisions of Section II above he will continue to farm the land in accordance with the terms of this lease.
2. The tenant agrees that he will plant the various fields of the farm as designated on the plot attached hereto as Schedule B for each year during which the lease is in effect, in accordance with the Crop Rotation Table attached hereto as Schedule C.
3. If the parties participate, with respect to the farm, in any applicable agricultural conservation, soil conservation, or other governmental program designed to aid agriculture, modifications in this lease may be mutually agreed upon from time to time which are necessary to conform with such programs. Any allotment made to or properly belonging to the land covered by this lease shall be available to the tenant and if in any such program the land covered by this lease is treated as a part of a larger tract, the tenant shall receive his proportionate share of acreage allotments, payments, or other benefits and in like manner shall contribute his proportionate part in fulfilling the requirements of such programs.
4. Other _____

SECTION V: LANDLORD'S DUTIES

The landlord in addition to his obligations under other sections hereof further agrees as follows:

1. To furnish all material and labor necessary to replace or repair any buildings or permanent improvements that may be destroyed or damaged by fire, the elements, or other unavoidable accident, but not such as may be destroyed or damaged through the negligence of the tenant, members of his family, or employees.
2. To furnish all skilled labor and materials necessary to the maintenance and upkeep of the buildings and other permanent improvements.
3. To pay all taxes and assessments levied against the land and improvements and against his personal property and equipment under lease and listed on Schedule A attached hereto.
4. To warrant and defend the tenant's title against any and all persons so long as this lease remains in effect.
5. To pay the tenant for the residual value of commercial fertilizer bought and applied by the tenant with the prior approval of the landlord and remaining in the soil on the termination of the lease by the landlord or with his approval at the following rates:
Application of _____ (name of fertilizer).
If the lease is terminated by the landlord:
First year after application _____ percent of cost.
Second year after application _____ percent of cost.
Application of _____ (name of fertilizer).
If the lease is terminated by the landlord:
First year after application _____ percent of cost.
Second year after application _____ percent of cost.
6. To pay the tenant for grass and legume seed bought and applied by the tenant with prior approval of the landlord at the following rate, if lease is terminated by the landlord or with his approval.
If lease is terminated:
First year after seeding _____ percent of cost of seeding.
Second year after seeding _____ percent of cost of seeding.
Third year after seeding _____ percent of cost of seeding.
7. To compensate the tenant at the expiration of this lease for any acreage of land prepared for seeding or seeded to winter grain in excess of the acreage so prepared or seeded at the time of occupancy at \$ _____ per acre.
8. Other _____

SECTION VI: TENANT'S DUTIES

The tenant in addition to his obligations under other sections hereof further agrees as follows:

1. To operate the farm in a business-like manner.
2. To furnish all labor necessary in the regular farming operations of this farm.
3. To furnish all necessary equipment, machinery, and power necessary to the operation of this farm in addition to that listed in Schedule A Column 4.
4. To pay all expenses necessary in the operation of this farm not otherwise specifically provided for under other sections of this contract. (Ex. seed, oil, gas, machinery repair and hire, materials for the control of weeds, insects, and diseases.)
5. To use reasonable care not to destroy, damage, or depreciate any of the buildings or permanent improvements to a greater extent than the reasonable use thereof requires. And the tenant agrees that he will promptly replace or repair any loss or damage occasioned by his negligence or that of any member of his family or any person in his employment.
6. To haul materials and perform unskilled labor necessary to the maintenance and upkeep of the buildings and other permanent improvements including fences, yards, irrigation structures, etc., and for minor repairs thereon.
7. Without prior approval of the landlord the tenant agrees that he will not:
 - a. Cut any live trees.
 - b. Break up any permanent pasture, established water courses, or ditches.
 - c. Undertake any operations that will injure the land or permanent improvements.
 - d. Burn any straw or stubble grown on the land.
 - e. Assign this lease or sublet any portion of the farm or lease or rent to others any machinery or equipment belonging to the landlord without prior consent of the landlord.
 - f. Change the location of any permanent fences or irrigation structures.
8. To allow no noxious weeds to go to seed on the land under lease.
9. To haul and spread upon appropriate fields as designated in Crop Rotation Table attached hereto as Schedule C, all manure produced on the farm.
10. To haul from truck or rail depot at _____, Wyoming, and to apply to the appropriate fields as designated in Schedule C any and all commercial fertilizer that the landlord may furnish either under the provisions of Section III hereof or in addition thereto. Provided the tenant shall be reimbursed for his labor in this respect at the rate of \$ _____, per ton for each year less than three that he remains on the farm after such material is applied.
11. To clean and maintain all irrigation ditches, laterals, etc.
12. To compensate the landlord at the expiration of this lease for any acreage of land prepared for seeding to crops or seeded to winter grain less than the acreage so prepared or seeded at time of occupancy at \$ _____ per acre.
13. Other.....

SECTION VII: REMEDIES

1. If the tenant shall fail to perform any labor for which he is obligated under the terms hereof or fail to care for the farm as provided in any of the covenants hereof, the landlord may hire others to perform such labor or repair the damage due to such neglect, and charge the cost of such labor or repairs including both labor and materials to the tenant. If the failure is sufficient to cause or threaten serious injury to the crops or farm, the landlord shall have the right to re-enter and take possession of the farm and the tenant shall peaceably vacate the premises. In the event of such re-entry the landlord may deduct all damages which he shall have suffered by reason of the tenant's default from the tenant's share of the crop produced in that year.
2. If the landlord fails to furnish any labor or materials for which he is obligated under the provisions hereof, the tenant may obtain such labor or materials from other sources and charge the cost thereof to the landlord. Provided, however, that the tenant shall not be permitted to charge to the landlord more than \$ _____ for any one item of replacement, repair, or maintenance. If the cost of replacing or repairing a damaged or destroyed improvement which is necessary to the operation of the farm or the comfort of the tenant and his family will be in excess of \$ _____ and the landlord is liable for such replacement or repair by the terms hereof and refuses or fails to make it, then the tenant may, if practical, obtain comparable substitute facilities and charge the landlord with the cost thereof, and in any event the landlord shall be liable for any and all damage caused the tenant by reason of such failure or refusal.
3. The construction of new permanent improvements shall be the subject of a separate agreement or contract.
4. Arbitration. Any disagreement between the parties to this lease that cannot be settled after thorough discussion shall be submitted to a committee or board of three disinterested persons; one of whom shall be selected by the landlord, one by the tenant, and the third by the two persons thus appointed.
The decision of this committee shall be accepted by the parties to this contract.

In witness whereof we have hereunto set our hands and seals on the day and year first written above.
Witnesses:

Landlord

Tenant

INVENTORY RECORDS—SCHEDULE A, FROM SECTION IV, PARAGRAPH 3, OF LEASE

To be used if income is divided according to contribution of each party

Inventory of Property Under Lease	Year Purchased	Value Beginning of Year		Depreciation During Year		Value at End of Year	
		Landlord Owned	Tenant Owned	Landlord Owned	Tenant Owned	Landlord Owned	Tenant Owned
Land:		\$	\$	\$	\$	\$	\$
Fence:							
Buildings:							
Other: E.g. Seed, Feed, Fertilizer, Fall Plowed or Seeded							
Machinery & Equipment:							

SCHEDULE B

(Section IV, Paragraph 2)

(To be used if desired by either party)

Draw outline of farm. Locate farmstead, roads and fields. Number fields in accordance with rotation table Schedule C attached. (See County Agricultural Agent for instructions.)
(Let distance between dots equal 10 or multiple of 10 rods.)

A large grid of dots for drawing a farm outline and fields. The grid consists of 20 columns and 20 rows of dots, spaced evenly across the page.

SCHEDULE C
(From Section IV, Paragraph 2)

CROPPING PLAN
CROP ROTATION TABLE
(To be Used if Desired by Tenant or Landlord)

Field Number	19 ...	19	19	19 ..	19	19	19	19 ..
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								

Remember These Points

- 1. Tenancy can pay.**
- 2. Success depends on you.**
- 3. Honesty of parties is essential.**
- 4. Land owner is obligated to society.**
- 5. Agreements should be in writing.**
- 6. Get advance legal advice.**
- 7. Good records are essential to a lease.**
- 8. Lease can be used for father-and-son agreements.**

Consult Your County Agent

You can obtain assistance with farm or ranch problems by consulting your county agricultural agent. Offices are as follow:

COUNTY	LOCATION OF OFFICE	TELEPHONE
Albany.....	County Courthouse (P. O. Box 609) Laramie.....	3118
Big Horn.....	County Courthouse, Basin.....	135
Campbell.....	Old Grade School Building, Gillette.....	45
Carbon.....	County Courthouse, Rawlins.....	4
Converse.....	County Courthouse, Douglas.....	8-R
Crook.....	Sundance.....	29
Fremont.....	{ Post Office Bldg., Room 226-28, Lander.....	143
	{ P. O. Box 887, Riverton.....	144
Goshen.....	Post Office Building, Torrington.....	269
Hot Springs.....	County Courthouse, Thermopolis.....	37
Johnson.....	P. O. Box 351, Buffalo (P. O. Bldg.).....	306
Laramie.....	City and County Bldg., Room 403, Cheyenne.....	5-5222
Lincoln.....	Bank Building, Afton.....	20
Natrona.....	City and County Bldg., Room 237, Casper.....	277
Niobrara.....	County Courthouse, Lusk.....	13
Park.....	{ County Courthouse, Cody.....	138-W
	{ Post Office Bldg., Powell.....	108
Platte.....	Post Office Bldg., Wheatland.....	168
Sheridan.....	P. O. Box 886, Sheridan (County Courthouse).....	361
Sublette.....	County Courthouse, Pinedale.....	3
Sweetwater.....	213 Broadway, Rock Springs.....	431
Uinta.....	Federal Building, Evanston.....	179-M
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