

3. **Acres and numbers.**—The acres of crops and the fields on which grown and numbers of livestock shown above are those planned for the first year of this lease. They may be adjusted within the year or from year to year by mutual agreement.

4. **Crop and livestock adjustments.**—If it is impracticable in any year, from causes beyond the tenant's control, to grow the crops and to keep within the number of livestock according to the plan shown, appropriate adjustments will be made by mutual agreement between the parties.

5. **Restriction on livestock.**—Neither the owner nor the tenant shall bring livestock that is not covered by this agreement on the farm during the period of the lease without express permission of the other party.

6. **Home use.**—The tenant and landlord may take for home use the following kinds and quantities of jointly owned crops:

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7. **Buying and selling.**—The two parties will buy and sell jointly owned property according to the following agreement:

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8. **Division of property.**—At the termination of this lease, all jointly owned property will be divided or disposed of as follows:

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C. IMPROVING, CONSERVING, AND MAINTAINING THE FARM.—To improve the farm, conserve its resources, and maintain it in a high state of cultivation, the two parties agree as follows:

1. **General maintenance.**—The tenant will maintain the farm during his tenancy in as good condition as at the beginning, normal wear and depreciation and damages from causes beyond the tenant's control excepted.

2. **Good husbandry.**—The tenant will operate the farm in an efficient and husbandlike way, will do the plowing, seeding, cultivating, and harvesting in a manner that will conserve the landlord's property.

3. **Cropping practices.**—The tenant will *not*, without oral consent of the landlord, (a) plow permanent pasture or meadowland, (b) cut live trees for sale or personal uses, but will take for fuel or use on the farm only dead or unmarketable timber designated by the landlord, (c) allow livestock other than his own on stalkfields or stubblefields, (d) burn or remove cornstalks, corncobs, straw, or other crop residues grown on the farm, (e) pasture new seedings of legumes or grasses in the year they are seeded, and (f) plant legumes on land not known to be thoroughly inoculated without first inoculating the seed.

4. **Livestock practices.**—In caring for his livestock, the tenant will follow health and sanitation measures and guard against disease.

5. **Manure and crop residue.**—The tenant will spread the manure, straw, or other crop residues on the farm as soon as practicable on fields agreed upon by the two parties, except as follows:

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6. **Pasturing.**—The tenant will prevent tramping of fields by stock and rooting by hogs when injury to the farm will be done.

7. **Waste.**—The tenant will not commit waste on or damage to the farm and will use due care to prevent others from so doing.

8. **Fire protection.**—The tenant will not, without written consent of the landlord, house automobiles, motortrucks, or tractors in barns, or otherwise violate restrictions in the landlord's insurance policy, which restrictions the landlord shall make known to the tenant.

9. **Replace losses.**—The landlord will replace or repair as promptly as possible the dwelling or any other building that may be destroyed or damaged by fire, flood, or other cause beyond the control of the tenant or make rental adjustments in lieu of replacements.

10. **Noxious weeds.**—The tenant will use diligence to prevent noxious weeds from going to seed on the farm and will destroy the same, and will keep the weeds and grass cut or destroyed on the fields, farmstead, roadside, and fence rows. Treatment of weed infestation and cost thereof shall be handled as follows:

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11. **Maintenance of improvements.**—The tenant will keep the buildings, fences, and other improvements on the farm in as good repair and condition as they are when he takes possession, and in as good repair and condition as they may be put during the term of the lease, ordinary wear and tear, loss by fire, or unavoidable depreciation or destruction excepted.

12. **Materials and labor.**—The landlord will furnish materials and the tenant will perform labor for normal maintenance and repairs, except that skilled labor which the tenant himself is unable to perform satisfactorily will be furnished by the landlord. Additional agreements regarding materials and labor:

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13. **Purchase of materials.**—The tenant may buy, without further authorization, materials for normal maintenance and repairs in a total amount not to exceed \$..... within each year, and the landlord will credit or reimburse the tenant for such expenditures, as follows:

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14. **Add improvements.**—The tenant will *not*, without written consent of the landlord, (a) erect or permit to be erected on the farm any nonremovable structure or building, or (b) incur any expense to the landlord for such purpose, or (c) add electrical wiring, plumbing, or heating to any buildings, and, if consent is given, he will make such additions meet standards and requirements of power and insurance companies.

15. **Conservation practices.**—The tenant will control soil erosion as completely as practicable by stripcropping and contouring, and by filling in or otherwise controlling small washes or ditches that may form.

16. **Conservation structures.**—The tenant will keep in good repair all terraces, open ditches, and inlets and outlets of tile drains, preserve all established watercourses or ditches including grass waterways when seed and fertilizer are furnished by the landlord, and refrain from any operation or practice that will injure them.

17. **Compensation for improvements.**—The two parties will carry out new conservation practices and measures and make other improvements, and share contributions and costs necessary for completion of such practices and improvements as set forth below. The tenant will be reimbursed by the landlord when the practice, measure, or improvement is completed, or the tenant will be compensated for its unexhausted value when he leaves the farm, according to the table below:

17 (Continued). Compensation for Improvements Table.

CONSERVATION PRACTICE, MEASURE, OR OTHER IMPROVEMENT	DATE TO BE COMPLETED	ESTIMATED COST (DOLLARS)	PERCENT TO BE FURNISHED BY LANDLORD AND BY TENANT						VALUE PLACED ON TENANT'S CONTRIBUTION (DOLLARS)	RATE OF ANNUAL DEPRECIATION (PERCENT)
			MATERIALS		LABOR		MACHINERY			
			L	T	L	T	L	T		

18. Additional agreements relative to conservation and improvements:

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19. Review of conservation program.—A new schedule covering conservation practices and improvements will be prepared each year on an appropriate form which will become a part of this lease when signed by the two parties.

20. Preparing or seeding land.—When the tenant leaves the farm, if the total acreages of prepared or seeded land are greater than at the beginning of his tenancy, he will be compensated by the landlord on the basis of the value of such excess acreages. If such total acreages are less than at the beginning of his tenancy, the tenant will compensate the landlord on the basis of the value of such deficiency, provided that the deficiency is not due to drought, flood, or other causes beyond the control of the tenant. The acreages at the beginning of this tenancy and the basis of payment are as shown in the table at the right above:

20 (Continued). Preparing or Seeding Land Table.

PREPARED OR SEEDED	ACRES AT BEGINNING	RATE PER ACRE

21. Removable improvements.—Minor improvements of a temporary or removable nature, not provided for in item 17 of this section, which do not mar the condition or appearance of the farm may be made by the tenant at his own expense. The tenant may at any time this lease is in effect, or within a reasonable time thereafter, remove such improvements, provided he leaves in good condition that part of the farm from which they are removed.

22. Compensation for damages.—When the tenant leaves the farm he will pay the landlord reasonable compensation for any damage to the farm for which the tenant is responsible, except ordinary wear and depreciation and damages beyond the tenant's control.

D. SHARING COSTS AND RETURNS.—All costs and returns shall be divided between landlord and tenant as provided below, unless otherwise specifically stated elsewhere in this lease.

1. Rental rates.—The tenant agrees to pay as rent the shares or quantities of crops and cash as indicated below:

CROPS OR IMPROVEMENTS	ACRES	SHARE RENT	CASH RENT	PLACE OF SALE OR DELIVERY	DATE OF SALE, DELIVERY, OR PAYMENT
FARM BUILDINGS	XXXXXXX	XXXXXXXX			
DWELLING	XXXXXXX	XXXXXXXX			

2. Additional agreements in regard to rental rates:

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3. Expenses.—Expenses, including investments in personal property, shall be supplied by the tenant, except as indicated in section C and except as follows:

INVESTMENTS IN PERSONAL PROPERTY	FURNISHED BY LANDLORD	EXPENSES	FURNISHED BY LANDLORD	EXPENSES	FURNISHED BY LANDLORD
TRACTOR		LABOR		LIMING MATERIAL	
MACHINERY AND EQUIPMENT		MAINTENANCE—BUILDINGS		FERTILIZER	
		MAINTENANCE—FENCES			
		MACHINE REPAIRS		SEED	
		FUEL—TRACTOR			
		FUEL—TRUCK			
		FUEL—OTHER		ELECTRICITY	
		CUSTOM WORK AND HAULING		TELEPHONE	
		WEED CONTROL MATERIAL		INSURANCE—BUILDINGS	
		INSECTICIDES		INSURANCE—CROPS	
		FEED PURCHASED OR SUPPLIED		TAXES—REAL ESTATE	
LIVESTOCK		LIVESTOCK EXPENSES		TAXES—PERSONAL	

