

## FARM LEASE

## TERMS AND DEFINITIONS

<b>Effective Date:</b>	3/1/2022
<b>Lessor</b> (check all boxes that apply):	<input checked="" type="checkbox"/> <b>Bank of America, N.A.</b> , as trustee for <b>The Charlotte T Burke Trust Under Will</b>
<b>Agent One</b> (check the box that applies):	<input checked="" type="checkbox"/> Not applicable
<b>Agent Two:</b>	<b>Cushman &amp; Wakefield U.S., Inc.</b> , as agent for Bank of America, N.A.
<b>Agent:</b>	Collectively, Agent One and Agent Two
<b>Lessee:</b>	Shady Lawn Farms, Inc. , a C-Corporation
<b>Lessor's Address:</b>	Charlotte T Burke Trust c/o Cushman & Wakefield 575 Maryville Centre Drive Suite 511 St. Louis, MO 63141
<b>Lessee's Address:</b>	Shady Lawn Farms, Inc. 8645 Suydam Road Leland, IL 60531  Telephone: 815-766-1644  Email: shadylawnfarmsinc@gmail.com
<b>Minimum Insurance Amounts:</b>	A. General Liability (\$1,000,000 limit per occurrence with an annual general aggregate limit of \$2,000,000), with the following: <ul style="list-style-type: none"> <li>• Premises Medical Expense (\$5,000)</li> </ul> B. Personal Auto Liability (\$1,000,000 combined single limit)

<p><b><u>Lessee Insurance</u></b> <b>(check all boxes that apply):</b></p>	<p>Based on the Lessee Information checked above, Lessee is required to carry the following types of insurance with the Minimum Insurance Amounts as of the Effective Date in accordance with <u>Section 17</u> of this Farm Lease:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> General Liability, with the following: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Premises Medical Expense</li> <li><input checked="" type="checkbox"/> Personal Auto Liability</li> </ul> </li> </ul> <p>Notwithstanding the foregoing, Lessee shall be required to immediately obtain all appropriate insurance types as set forth in <u>Section 17</u> of this Farm Lease in the applicable Minimum Insurance Amounts in the event the Lessee Information set forth above changes from time to time during the Term.</p>
<p><b><u>Premises:</u></b></p>	<p>Except to the extent expressly reserved by Lessor in this Farm Lease, certain real property and improvements located in the County/Parish of LaSalle, State of Illinois (the "<u>State</u>"), consisting of approximately 76 acres, as more particularly described in <u>Exhibit A</u> attached hereto and made a part hereof for all purposes.</p>
<p><b><u>Estimated Commencement Date:</u></b></p>	<p>3/1/2022</p>
<p><b><u>Expiration Date:</u></b></p>	<p>February 28, 2023 OR [the date that is 12 full calendar months after the Commencement Date]</p>
<p><b><u>Guarantors:</u></b></p>	<p>John Hohenberger and Kurt Hohenberger</p>
<p><b><u>Crop Share Rent</u></b> <b>(check all boxes that apply):</b></p>	<p>The total of the amounts set forth below:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <u>2022</u></li> </ul> <p><b>33.3% of all grain produced on the farm will belong to the Charlotte T Burke Trust. The remaining 66.7% of the crop will belong to the Lessee. The Lessee will be responsible for all inputs and production expenses.</b></p> <p><b>Tenant Note:</b> The current lease is a 1/3 - 2/3 lease. The land owner will have 1/3 of the soybeans delivered to the Leland Farmers Elevator. The Land owner is responsible for selling their own bushels. The bushels are to be split at the elevator upon delivery. Shady Lawn Farms Inc is the tenant for 2022. Shady Lawn is responsible for crop inputs and production costs, land owner is responsible for property taxes.</p>