

FARM LAND LEASE AGREEMENT

Location: _____ Lease Term: _____

Lessor Information:

Full Name or Entity: _____

Contact Address: _____

Phone/Email: _____

Lessee Information:

Full Name or Entity: _____

Contact Address: _____

Phone/Email: _____

Description of Leased Property:

Farm Location and Legal Description: _____

Lease Term:

The lease shall commence on the date specified in the Lease Term section above and shall continue for the agreed duration unless terminated earlier according to the terms herein. Neither party shall have the right to extend the term beyond the agreed period without written agreement.

Rent and Payment Terms:

Annual Rent Amount: _____ USD

Payment Schedule and Method: _____

Use of Property:

Lessee shall use the leased property solely for agricultural purposes as permitted by applicable law and shall comply with all zoning, environmental, and other regulations. No other uses, including commercial or residential, are permitted without prior written consent of Lessor.

Maintenance and Repairs:

Lessee shall maintain the leased property in good condition and repair at all times during the lease term, including fences, irrigation systems, and any structures. Lessee shall notify Lessor promptly of any damage or necessary repairs. Major repairs or improvements require Lessor's prior written approval.

Improvements and Alterations:

Lessee shall not make any permanent improvements, alterations, or additions to the property without Lessor's prior written consent. All approved improvements shall become the property of Lessor upon termination of this agreement, unless otherwise agreed in writing.

Insurance and Liability:

Lessee shall maintain liability insurance covering the use and occupancy of the leased property with limits satisfactory to Lessor and shall provide proof of insurance upon request. Lessee assumes all risk of loss or damage to Lessee's property and indemnifies Lessor against any claims arising from Lessee's use of the property.

Environmental Compliance:

Lessee shall comply with all federal, state, and local environmental laws and regulations applicable to the property and agricultural operations, including proper use and disposal of pesticides, fertilizers, and other chemicals. Lessee shall hold Lessor harmless from any environmental liability arising from Lessee's activities.

Termination:

This Lease may be terminated by either party upon material breach of any term, condition, or covenant, provided that the breaching party fails to cure such breach within thirty (30) days after written notice. Upon termination, Lessee shall vacate the property and return possession to Lessor in good condition, reasonable wear and tear excepted.

Default and Remedies:

If Lessee fails to pay rent or otherwise breaches this Agreement, Lessor may pursue all remedies available at law or equity, including termination of lease and recovery of damages. Acceptance of late rent payments does not waive Lessor's right to exercise remedies for prior breaches.

Governing Law and Venue:

This Lease shall be governed by and construed in accordance with the laws of the State of _____, without regard to its conflict of law principles. The parties consent to the exclusive jurisdiction and venue of the state and federal courts located in _____ County, _____, for any disputes arising out of or relating to this Lease.

Entire Agreement; Amendments:

This Lease constitutes the entire agreement between the parties relating to the subject matter herein and supersedes all prior negotiations, understandings, and agreements. Any amendments or modifications must be in writing and signed by both parties.

Notices:

All notices required or permitted under this Lease shall be in writing and delivered personally, by certified mail, overnight courier, or electronic mail with confirmation of receipt, to the addresses set forth above or such other address as the party may designate by written notice.

Severability:

If any provision of this Lease is found to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Waiver:

No waiver of any breach or default shall be deemed a waiver of any subsequent breach or default. Failure to enforce any clause shall not be construed as a waiver of the right to enforce that clause in the future.

Signatures:

LESSOR'S SIGNATURE

LESSEE'S SIGNATURE

Signature: _____

Signature: _____

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