

Amendments and Extensions to the Lease

(Must be completed manually/cannot be completed on-line)

Amendments, alterations, and extensions to this lease may be made in writing in the space below at any time by mutual agreement. The written amendments should be noted on both the Landlord's and Tenant's copies of the lease (complete and sign two identical copies). If the parties fail to agree on a proposed alteration, the existing provisions of the lease shall control operations.

A. Improvements made by the Tenant at the Tenant's own expense. When the Lessor and Tenant agree that the Tenant may make all or part of an improvement (such as buildings, additions to buildings, major repairs, fences, bathrooms, water systems, etc.) to the farm at the Tenant's own expense and that the Tenant is to be reimbursed for any costs remaining at the end of the lease, the necessary information shall be recorded in one of the following blanks and, after being duly signed by both parties, it shall become a part of the lease above and obligate the Lessor and his or her heirs and assigns to make such reimbursement. Such improvements become the Lessor's property upon completion of the form below. The Lessor thereby assumes the responsibility for property taxes, insurance coverage, and risk of loss.

Description and location of the improvement	Tenant's net cost	Annual rate of depreciation (percent)	Date depreciation begins	Signatures and Date Signed
1.				Lessor:
				Tenant:
2.				Lessor:
				Tenant:
3.				Lessor:
				Tenant:

B. Lessor's written consent to Tenant's participation in items in Section 4, Clause B.

1. Item: _____ Description and restrictions: _____

 Date: _____ Lessor's Signature _____

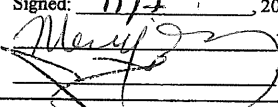
2. Item: _____ Description and restrictions: _____

 Date: _____ Lessor's Signature _____

C. Other amendments: To be dated, signed and attached to both Landowner's and Tenant's copies of lease.

Bel Valley Company LLC

D. Lease Extensions

Lease Extension # 1	Lease Extension # 2	Lease Extension # 3
This lease, originally dated <u>3/1</u> , 20 <u>15</u> , shall be extended ...	This lease, originally dated _____, 20____, shall be extended ...	This lease, originally dated _____, 20____, shall be extended ...
From <u>2/1</u> , 20 <u>12</u> .	From _____, 20____.	From _____, 20____.
To <u>2/1</u> , 20 <u>21</u> .	To _____, 20____.	To _____, 20____.
Signed: <u>11/2</u> , 20 <u>17</u>	Signed: _____, 20____.	Signed: _____, 20____.
 Lessor	_____ Lessor	_____ Lessor
_____ Tenant	_____ Tenant	_____ Tenant

2/1/18 - 2/1/21

Term of Lease - The Lessor reserves the right to sell and/or develop all or any part of the leased land at any time. In the event the Lessor develops part of the leased land, and in so doing crops are damaged or destroyed, the provisions for reimbursement for Lessee's damaged crops as set forth in the section entitled **Right of Entry/Crop Destruction Reimbursement** shall apply. In the event the Lessor sells or develops all of the leased land, Lessor shall have the right to terminate this Lease, and in such event, Lessee shall be reimbursed for Lessee's crops in the same manner as set forth in the section entitled **Right of Entry/Crop Destruction Reimbursement**.

Right of Entry/Crop Destruction Reimbursement - Lessor and Lessor's employees, consultants, contractors and agents shall have access to the leased premises and shall have the right to undertake, at Lessor's sole expense, wetland studies, surveys, environmental assessments, soil tests and borings, together with any other studies and investigations deemed necessary by Lessor. Lessor and Lessor's employees, consultants, contractors and agents shall have further right to enter upon the leased premises to engage in land excavation and earth moving activities involving all or any part of the leased premises. It is also intended that Lessor will investigate zoning, signage, and building requirements and file such applications for zoning approvals, variances, planned mixed-use developments, and special uses as may be required to allow Lessor to develop the leased premises, and to investigate access rights with the applicable city, state, and county authorities, to discuss annexations, platting, and public improvements with the applicable units of government, to investigate the availability of and cost of any required extensions of and connections to utility services to the property and to investigate generally any special conditions to allow the development of the property for Lessor's intended use.

Lessor shall indemnify and hold Lessee harmless from any and all claims, liabilities and damages which may arise out of the performance of Lessor's activities on the leased premises, including damage to growing crops, which Lessor shall use a good faith effort to minimize. Lessor shall pay Lessee for damage to growing crops at the rate of \$400.00 per acre for damaged soybean crops and \$600.00 per acre for damaged corn crops, to be pro-rated for any fraction of an acre damaged.

Lessee:

Lessor:

Joseph Sweet

Bell Valley Commons LLC.

Signed by: (Print Name)

Signed by: (Print Name)

Signature

Signature

11/5/17

Date

Date

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Description and location of the improvement	Tenant's net cost	Annual rate of depreciation (percent)	Date depreciation begins	Signatures and Date Signed
1.				Lessor:
				Tenant:
2.				Lessor:
				Tenant:
3.				Lessor:
				Tenant:

B. Lessor's written consent to Tenant's participation in items in Section 4, Clause B.

1. Item: _____ Description and restrictions: _____

 Date: _____ Lessor's Signature _____

2. Item: _____ Description and restrictions: _____

 Date: _____ Lessor's Signature _____

C. Other amendments: To be dated, signed and attached to both Landowner's and Tenant's copies of lease.

D. Lease Extensions

Lease Extension # 1

This lease, originally dated 3/1, 2015, shall be extended ...

From 2/1, 2018,
 To 2/1, 2021.
 Signed: 11/21, 2019
 _____ Lessor
 _____ Tenant

Lease Extension # 2

This lease, originally dated _____, 20____, shall be extended ...

From _____, 20____,
 To _____, 20____.
 Signed: _____, 20____
 _____ Lessor
 _____ Tenant

Lease Extension # 3

This lease, originally dated _____, 20____, shall be extended ...

From _____, 20____,
 To _____, 20____.
 Signed: _____, 20____
 _____ Lessor
 _____ Tenant

2/1/18 / 2/1/21

Term of Lease -The Lessor reserves the right to sell and/or develop all or any part of the leased land at any time. In the event the Lessor develops part of the leased land, and in so doing crops are damaged or destroyed, the provisions for reimbursement for Lessee's damaged crops as set forth in the section entitled **Right of Entry/Crop Destruction Reimbursement** shall apply. In the event the Lessor sells or develops all of the leased land, Lessor shall have the right to terminate this Lease, and in such event, Lessee shall be reimbursed for Lessee's crops in the same manner as set forth in the section entitled **Right of Entry/Crop Destruction Reimbursement**.

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Lessee:

Lessor:

Joseph Sweet

JTJ LLC.

Signed by:(Print Name)

Signed by:(Print Name)

Signature

Signature

Date

Date

11/2/17

11/16/2017