

NEVADA FARM LEASE

This lease is entered into this 10 day of March, 1984, between Owen A. Pollard, hereinafter designated landlord, and Vernon A. May, hereinafter designated tenant.

Witnesseth: That landlord, for and in consideration of the covenants and agreements hereinafter mentioned to be kept and performed by tenant, has by these presents, demised and leased to tenant the following described land, to wit:

SE $\frac{1}{4}$ of SECTION 5 - T22N - Range 54 E AND SW $\frac{1}{4}$ of Sec. 5 - T 22N- R54E. Each quarter section with well producing at least 1,000 GPM. Each well equipped with a pump adequate to pump through a sprinkler system

in the County of Eureka, State of Nevada, and containing acres, more or less, together with all buildings and improvements thereon and all rights thereto appertaining except as otherwise herein provided, to have and to hold the same to tenant, from March 21, 1984 to December 31, 1989. And the tenant in consideration of the leasing of the premises as above set forth, covenants and agrees with landlord to pay, as rent for the same, cash, as set forth below:

\$10.00 per acre per year.

10% with the signing of this lease and 90% on or before Dec. 31st of each crop year.

And tenant further agrees with landlord that at the expiration of the term of this lease he will yield up the possession to landlord without further demand or notice, and in as good order and condition as when the same was entered upon by tenant, loss by fire or inevitable accident and ordinary wear excepted.

And tenant further agrees not to allow or suffer any waste on said premises, or lease, or under-let, or permit any person or persons to occupy or improve same or make or suffer to be made any alteration therein, except with the approval of the landlord hereto in writing having been first been obtained.

Landlord reserves the right to plow the stubble ground when tenant may have harvested the grain grown thereon and further that landlord or his legal representatives may enter upon said premises for the purpose of viewing or of seedling and making repairs.

In witness whereof, we have hereunto set our hands and seal, the day and year first written above.

Owen A. Pollard
Landlord.

Vernon A. May
Tenant.

Witness my hand and seal of the County of Eureka, State of Nevada, this 10 day of March, 1984.

