

THIS AGREEMENT, Made and entered into this 4th day of June, 19 87

by and between ELSIE M. GROSCH, Rt. 1, Silver Creek, NE.

party of the first part, and JOHN ADAMS, P. O. Box 266, Eureka, NV. 89316

party of the second part, WITNESSETH, That the said party of the first part has this day leased unto the party of the second part the following described property, situated in the County of Eureka and State of Nevada to wit:

The West 1/2 of section 35, in Township 21N, Range 53E of the P. M., together with the buildings and improvements thereon and thereto appertaining from the 4th day of June, 19 87 to the 15th day of October, 19 87 and the said second party, in consideration of the leasing of the above premises, hereby covenants and agrees with the said party of the first part to pay the said party of the first part as rent for the same as follows, to-wit: Cash rental for 260 acres of alfalfa at \$27.50 per acre for a total of \$7,150.00 due upon execution of this Lease.

Upon expiration of this Lease, the cash rental may be applied toward the purchase price of this property of \$90,000.00. If second party does not elect to purchase this property, the \$7,150 cash rental will be retained by first party. If purchased, the balance of the purchase price must be paid on or before October 15, 1987. First option for lease 1988 and option to purchase. The parties agree that the two pivots located upon said property together with the motors shall be maintained for this season at the expense of first party.

The parties agree that the expense of eradication of the gophers shall be shared three-fourths by first party and one-fourth by second party.

AND IT IS FURTHER EXPRESSLY AGREED between the parties hereto that the said party of the first part should she deem it necessary may, at the cost and expense of the party of the second part, employ men and equipment to go upon said premises and cultivate the crops and harvest them or to do anything that is necessary to promote their growth or save them at any time before they are in the granaries, the whole expense of the same to be a lien upon said second party's share of said crops.

AND IT IS FURTHER EXPRESSLY AGREED by the party of the second part that he will carefully protect all buildings, fences and improvements of every kind that are now on said premises or that may be erected thereon during the continuance of this lease; that he will promptly at the expiration of the term herein granted yield up possession of said premises, without notice, unto the party of the first part, in as good repair as they now are or may be at any time during the continuance of this lease, ordinary wear and loss by fire excepted. Said second party also expressly agrees to haul and scatter upon said land regularly in the months of and all manure accumulated thereon and he will keep the cultivated lands of said premises free from weeds and destroy all weeds along the fences and about all the buildings, including all cockleburrs and weeds on the highway adjoining the land and along the borders of the fields before they ripen their seeds; that will keep the well, pump and windmill on said premises in good repair, exceptional loss by heavy wind or fire excepted.

AND IT IS FURTHER AGREED by the party of the second part that he will not sub-let nor in any manner release any part of the described premises without the consent of party of the first part.

AND IT IS FURTHER AGREED that the party of the first part and her agents may go upon said premises at any time to inspect the same or to make improvements thereon and to plow for future crops and to sow small grain in corn and stubble ground in the fall before the expiration of this lease.

The covenants herein shall extend to and be binding upon the heirs, executors and administrators of the parties to this lease.

AND IT IS FURTHER EXPRESSLY AGREED that the second party shall secure the performance of the terms and conditions of this lease on the part of the first party, and the first party on demand a security interest upon all or any part of the crops growing or gathered on said premises during said term. And if said second party shall neglect or refuse to give such security interest upon demand, or if he shall at any time give or attempt to give to, or permit any person or persons to obtain a lien upon said crops or any part thereof, or violate any of the conditions of this contract, then this lease shall thereby terminate at the option of the first party, and in order to enforce a forfeiture for non-payment of rent it shall not be necessary to make a demand on the same day the rent shall become due, and the said first party may at once recover possession of said premises and all crops thereon and the said second party shall in that event be held and considered to have planted and cultivated said crop for the benefit of said first party and shall be paid for such service as follows: First party may sell said crop and the unexpired term for cash at private sale she may at her option procure said crops to be further cultivated or gathered and sold in such market as she may see fit, and in either event the proceeds thereof shall be applied. First, to the payment of expenses incurred by the said party in the premises including the time spent by her in connection therewith; Second, in payment of rent and any other lawful charges due first party; Third, the remainder, if any, shall be paid to the second party in full satisfaction for services in planting and tending said crops, any seeds furnished by him, or any other sums due him hereunder. It is further agreed that the covenants and agreements noted on the reverse side of this instrument, if any, are hereby incorporated into and made a part of this lease.

Signed this 4th day of JUNE, 19 87

Signed and delivered in the presence of

ELSIE M. GROSCH (SEAL)

By [Signature] Attorney in Fact (SEAL)

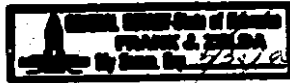
JOHN ADAMS [Signature] (SEAL)

(SEAL)

STATE OF NEBRASKA }
PLATTE County } ss.

On this 7th day of June, 1987, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came _____ attorney-in-fact for Elsie M. Grosch

(SEAL)



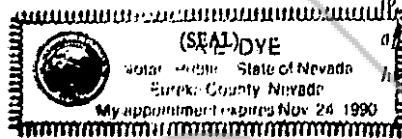
to me known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public
My Commission expires the 3rd day of February, 1990

STATE OF NEVADA }
EUREKA County } ss.

On this _____ day of June, 1987, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came _____ John Adams



to me known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public
My Commission expires the 7th day of December, 1987

RECORDED AT REQUEST OF
Elsie M. Grosch
BOOK 156 PAGE 582

87 JUN 4 A10:30

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
H.M. REBELEATI, RECORDER
FILE NO. 108218
FEE \$6.00

FARM LEASE

FROM

TO

_____, 19____
_____, 19____
STATE OF _____ }
_____ County } ss.
received for record at _____ o'clock, and
minutes, _____,
and recorded in Book No. _____ of
_____, on page _____

Register of Deeds.

Deputy.

County, _____

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