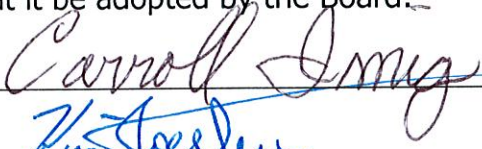

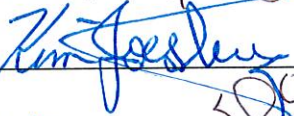



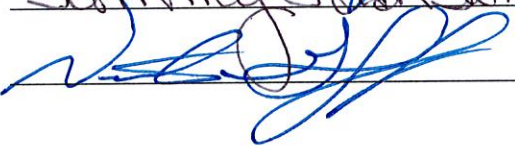


COMMITTEE REPORT

Mr. Chairman and Members of the Tazewell County Board:

Your Property Committee has considered the following RESOLUTION and recommends that it be adopted by the Board:

RESOLUTION

WHEREAS, the County's Property Committee recommends to the County Board to approve the attached Cash Farm Lease with the Tremont Future Farmers of America; and

WHEREAS, the lease is for an 26 acre tract of the Tazewell County Farm and will be used for the purpose of agricultural operation.

THEREFORE BE IT RESOLVED that the County Board award this contract.

BE IT FURTHER RESOLVED that the County Clerk notifies the County Board Office, Community Development and the Auditor of this action.

PASSED THIS 28th DAY OF SEPTEMBER, 2022.

ATTEST:



 Tazewell County Clerk



 Tazewell County Board Chairman

**TAZEWELL COUNTY
CASH FARM LEASE**

This agreement is between **Tazewell County Board** (Landowner) and **Tremont Future Farmers of America and Tremont Future Farmers Alumni and Supporters** (Tenant), for the lease of certain parcels of land for the purpose of agricultural operations.

The parcel contained in this agreement is as follows:

A part of P.I.N. #11-11-14-200-006, an approximate 26 acre tract located on the North side of Illinois Route 9 known as part of the Tazewell County Farm Property.

1. GENERAL TERMS OF LEASE:

- A. Time period covered.** This agreement shall commence on this _____ day of _____, 20____. This lease shall continue in effect from year to year thereafter unless written notice of termination is given by either party to the other at least 60 days prior to expiration of this lease or the end of any year of continuation except as provided **Section H Solar Development**.
- B. Lease Fee.** The Tenant agrees to pay a lease fee to the Landowner \$225.00 per acre or \$5850 total per year. The Tenant agrees to pay such sum at the beginning of the lease term and on the anniversary thereof unless otherwise mutually agreed. The Lease fee may be renegotiated annually.
- C. Amendments and Alterations.** Amendments and alterations to this lease shall be in writing and shall be signed by Landowner and Tenant
- D. Right of Entry.** The landowner, as well as agents and employees of the owner, reserve the right to enter the farm at any reasonable time to a) consult with the operation; b) make repairs, improvements, and inspections; c) (after notice of termination of the lease is given) do tilling, seeding, fertilizing, and any other customary seasonal work, none of which is to interfere with the Tenant in carrying out regular operations.
- E. No Right to Sublease.** The Landowner does not convey to the Tenant the right to lease or sublet any part of the farm or to assign the lease to any person or persons, including for the purposes of hunting, trapping or other recreational uses.
- F. Insurance.** The Tenant shall provide the Landowner with evidence of liability insurance coverage.
- G. Landowner Liability.** The Tenant takes possession of the lease premises subject to the hazards of operating a farm, and assumes all risk of accidents personally a well as for family, employees, or agents in pursuance of farming operations, or in performing repairs fencing, tile, and other improvements.

- H. Not to Obligate Other Party.** Neither party hereto shall pledge the credit of the other party hereto for any purpose whatsoever without the consent of the other party. Neither party shall be responsible for debts, nor liabilities incurred, or for damages caused by the other party
- I. Solar Development.** The Tenant is aware the Landowner has a current lease agreement with Summit Ridge (Pearl St. Solar 2, LLC) for a future solar photovoltaic electric power generating and storage systems development on said property. If crops have been planted on the property by the Tenant and such crops will not be harvested within thirty (30) days of Landowner receiving the Pre-Exercise Notice from the Solar Developer, the Tenant will be reimbursed by Summit Ridge (Pearl St. Solar 2, LLC) for the value of the crops planted within the Premises. Crop Compensation will be pro-rated for partial acres affected. Crop compensation payment will be made within thirty (30) days of delivery of the Pre-Exercise Notice to the Landowner. If the Pre Exercise Notice is delivered prior to the planting of crops, but after other farming expenses have been incurred (such as but not limited to fertilizer, seed, spraying chemicals, labor and/or fuel) that are directly tied to the planting of crops on the premises the Tenant will be reimbursed for the value of these incurred expenses. However, the sum of Crop Compensation and Pre-Crop Planting Compensation will, under no circumstance, exceed the value of multiplying the acres of cropland by Nine Hundred Dollars (\$900) per acre. Pre Crop Planting Compensation shall be pro-rated for partial acres affected. Pre-Crop Planting Compensation shall be made to the Tenant within thirty (30) days of delivery of the Pre-Exercise Notice received by the Landowner.

This Lease entered into this _____ day of _____, 20__.

LANDOWNER:

TAZEWELL COUNTY, ILLINOIS

By: _____

Name: _____

Title: _____

TENANT:

By: _____

Name: _____

Title: _____