

# Sample Flexible Cash Lease Agreement

## I. INTRODUCTION

There are three basic leases: a **crop share lease**, a **cash lease** or a **flexible cash lease**. The lease agreement will state the amount of rent payable, the date of the rental payment, the length of the lease term and the rights and responsibilities of both parties, depending on the type of the lease.

Landowners should consider the tax implication of leasing land. An important tax consideration is the potential loss of the capital gain rollover to a child.

### A. Considerations

- Farmers can expand production without financing land purchases.
- Production and marketing risk can be shared.
- Inter-generational farm transfers can be facilitated.
- Suitable land for growing special crops can be acquired.
- Retirement income can be earned on real property.
- Farmers have increased flexibility in farm planning decisions.
- Rent paid over a long period of time does not contribute to equity of tenant.
- Appreciation in land value goes to the landlord.
- The tenant's security of tenure is limited to the length of the term of lease.
- Long term farming practices which promote production efficiency, soil conservation and improvements may not be practiced in short term leases.

### B. Features of Successful Lease Agreements

- The landlord and tenant should be open and honest with each other, and be able to resolve disagreements cordially.
- To maximize long term profit, the terms of the lease should be fair to both the landlord and tenant.
- Written agreements help to prevent conflict between the landlord and tenant, and force them to think through an equitable and reasonable lease.
- Leases should be flexible enough to permit fair adjustments to any unexpected situations.
- A lease should be adapted to suit each individual situation, yet remain simple enough to work. The lease period should also be long enough to allow the tenant to adopt good farming practices.

### C. Tax Considerations in Leasing Land

- Farmers who rent land to persons other than a spouse or child may not qualify for the capital gain rollover when land is transferred to a child. A custom farming arrangement could be used. Consult a tax professional before taking action in this area.
- Rental income earned by a landlord can be included as earnings in calculating the maximum allowable RRSP contribution, and in calculating Canada Pension Plan (CPP) contributions. A **bargain purchase option** exercised at a price significantly lower than the fair market value at the end of the lease can create an unexpected tax liability. An

accountant or farm management advisor should be consulted before entering into any custom farming arrangement or lease which contains a bargain purchase option.

#### D. Legal Rights in Leasing Land

- A lease is enforceable in court, providing a valid contract exists. If the tenant has paid rent or has done field work on the leased land, a valid contract exists.
- Unless waived in the lease agreement, The Real Property Act gives the tenant the right to have possession of the land without interference from the landowner. The act also gives the landlord the right to repossess and occupy the property if the tenant has not paid the rent for a period of two months from the due date. Landlords should include a term in the lease agreement which allows them to take specific action to recover the rent, such as seizing and selling grain in the field or in storage.
- To have an enforceable lease against a new owner, a tenant should register a caveat (legal claim) against the land title of the rental property before any change in ownership occurs.
- To be valid and binding on homestead property, The Homestead Act requires that the spouse of a landowner give written consent to any lease agreement. A homestead is any land(s) upon which the husband/wife has lived since marriage in which the husband/wife had an interest (up to a maximum of 320 acres).

## II. SELECTING A LEASE AGREEMENT

Select an appropriate lease arrangement and adapt it to suit your particular situation. In a **crop share lease**, the landlord will receive a share of all crop sales. In a **cash lease**, the tenant will receive the income from all crop sales and will pay the landlord a fixed dollar amount for each year of the agreement. In a **flexible cash lease**, the tenant will receive the income from all crop sales, but the dollar amount paid to the landlord for rent varies with the price of the grain.

#### Factors other than the rental amount to consider in selecting a lease agreement include:

- Method and Time of Rental Payment  
Rent due dates and the method of calculating rent depend on the type of lease agreement. In a crop share lease, the landlord will receive the share of the crop sales when the crop is sold. In a cash lease, the rental payment may be paid in full at the beginning of the season or it may be divided into a spring and fall payment. In a flexible cash lease, part of the rent may be paid in the spring and the balance paid in the fall.
- Length of the Lease  
Crop shares and flexible cash leases often have longer lease terms since they can be extended without renegotiating the rental amount. Cash leases should reflect changes in grain prices.
- Proper Farming Practices  
Leases may contain terms which influence cropping decisions and management practices of a tenant.

- Ease of Rent Calculations  
For crop share leases, accurate records on crop yields and input costs on each field and crop must be kept. Cash and flexible cash leases may be determined annually.

### III. TYPES OF LEASE ARRANGEMENTS

#### A. Crop Share Lease

- The share arrangement could be either the traditional one-third crop share or a crop share based on the cost contributions of the landlord and tenant. The landlord may share in the payment of crop inputs (fertilizer and chemicals) in the same proportion as the crop is shared.
- The crop share lease agreement could clarify and define the landlord's and tenant's rights and responsibilities regarding the following areas:
  - Influence on Cropping Decisions - A landlord may wish to influence the cropping decisions and production practices of a tenant to maintain the quality and condition of the land.
  - Use of Fertilizer and Chemicals - Both parties should agree on the amount of crop inputs to be applied and how the costs are to be shared.
  - Crop Insurance Coverage - Hail insurance can be taken separately by both the tenant and landlord, provided that both have an all risk contract. AgrilInsurance provided by the Manitoba Agricultural Services Corporation is available to any person who is actually engaged in farming in Manitoba, as well as to the landlord who has a direct financial interest in the crop. In order for the landlord to be eligible for AgrilInsurance, the payment of rent, as specified in the Crop Share Lease Agreement, must be based entirely on a share or portion of the crop and may not include any cash per acre, cash per bushel or other similar arrangement for payment. If the rent is based on anything other than or in addition to crop share, then the landlord is not eligible for crop insurance.
  - Delivery and Sale of Grain - Both parties should agree on who will have the responsibility for delivery and sale of grain.
  - Government Payments and Subsidies - Under these programs, usually the producer (tenant) receives the payments and subsidies in the same proportion as the share of the crop (or a stated amount or percentage).

#### B. Cash Lease

In a cash lease, the tenant will pay a fixed cash payment to the landlord for the use of the land and facilities. The tenant will receive all of the income and pay all his own expenses. The cash lease is suited for absentee landlords and those who wish to have a stable income.

##### Considerations:

- The landlord can receive a guaranteed return.
- The tenant has more flexibility and independence in production and management decisions.
- The results of the tenant's superior farming skill are not shared with the landlord.
- Detailed records on crop yields and inputs are not required.
- The tenant assumes all production and marketing risk.

- Part of the rent may be required to be paid in advance of crop sales.
- The landlord has less influence on a tenant's cropping decisions.
- Leases are generally short term due to periodic changes in grain prices.
- The landlord will not immediately feel the effects of extreme fluctuations in yields and prices.
- The cash rental amount can be determined using the income or crop share approach but is usually established by going rates in an area. These going rates are influenced by land productivity, suitability to certain crops, yield histories and current market prices for the relevant crops, as well as supply and demand for rental land in the community.
- The cash lease agreement should specify the date(s) on which the rent is due and payable; and the rights of the landlord to recover the payment of rent. In addition to the rights provided by The Real Property Act, a landlord should specify the actions he can take to recover the debt, such as seizure of the crop and grain.

### C. Flexible Cash Lease

In a flexible cash lease, the rental payment varies each year with the price of grain, thus the risk of any change in grain prices is shared with the landowner. Compared to cash leases, these agreements do not require periodic renegotiation when grain prices change.

#### Considerations:

- The tenant has greater independence in decision making than a crop share lease.
- The risk of changes in grain prices is shared with the landlord.
- The results of a tenant's superior farming skills are not shared with the landlord.
- The landlord's rent is guaranteed in relation to quantity, but not to the price of grain.
- Leases with longer terms can be negotiated, thus encouraging the use of better farming practices.
- The tenant assumes all risks in crop production.
- The landlord has less influence on the tenant's management.

- Amount of Rent

It is important to keep the procedure for calculating flexible cash rent simple. The landlord's share of crop production can be calculated using the crop share approach. The average production for a commonly grown crop will be used as an estimate. This estimate is then adjusted for an allowance for crop failure, and the landlord's share is determined.

The method for selecting the prices of the commonly grown crops will also be included in the lease, to determine the actual amount of rent due. The rental payment can be made by delivering an agreed quantity of grain to market in the landlord's name or by paying the equivalent cash price.

- Considerations in Establishing Prices

An average grain price for 30 days prior to the rent payment could be applied. Alternatively, the price of a specified type and grade of grain on the day payment is made can be used.

- Flexible Cash Lease Terms

The flexible cash lease should specify the date(s) on which the rent is due and

payable; the delivery point at which prices are to be determined or to which the landlord's quantity of grains to be delivered; and the rights of the landlord to recover the payment of rent (seizure of crop and grain).

#### D. Custom Farming Arrangements

Custom farming arrangements provide an alternative to leasing for those landowners who wish to remain classified as a farmer under The Income Tax Act. The arrangement allows a landowner to retain close control of the farm business without becoming actively involved in the operation.

##### Considerations:

- The capital gains rollover provision can be preserved.
- The capital gains exemption on farmland is maintained.
- Contributions to AgriInvest and to the Canada Pension Plan can be made on these earnings.
- The landowner assumes all risk.
- All farm operations are arranged by the landowner.
  - Types of Agreements
    - Custom Hiring Agreement - The landowner makes all the farming decisions, arranges for the completion of all field operations and pays for all crop inputs. The landowner also receives all income from grain sales and agrees to pay the custom operator a basic lump sum fee by a specified date, plus a bonus (usually on a crop share or percent profit basis).
    - Joint Farming Venture Agreement - The landowner and custom farm operator are both considered to be farmers. The parties share the crop sales and input costs on a percentage basis (ie 50:50).
    - Farming partnership agreement - The landowner receives all income from crop sales and pays a farmer a share (e.g., two-thirds). The customer operator pays for all of the crop inputs and equipment.
- It is important to consult a lawyer, accountant or farm management specialist before entering into any custom farming agreement. Some agreements may not meet the income from farming criteria.

#### IV. STEPS IN COMPLETING A LEASE AGREEMENT

1. Consult with your farm management specialist and lawyer.
2. Study and compare the examples and sample lease agreement forms provided by Manitoba Agriculture. It will assist you in determining the type of leasing agreement which will best suit the needs of both the landlord(s) and tenant(s). Remember, the type of lease agreement you choose must be adapted for each individual situation.
3. Determine an equitable rental arrangement by first studying the example and then using the worksheet provided for your calculations.
4. READ AND DISCUSS the lease with the prospective landlord(s) and tenant(s) and

make changes where desired. Some clauses include a choice of terms. Select the terms that suit your situation. Delete term(s) which do not apply by drawing a line through them and have the parties to the lease initial the deletion(s). If the terms do not suit your situation, write out the terms that meet your particular needs. **Wording is important, so it is advisable to consult a lawyer.**

Important terms in all lease agreements requiring careful attention by a landlord and tenant include:

- compensation for repairs to building, fences and improvements
  - rights, responsibilities and compensation for major improvements
  - restrictions and responsibilities regarding production practices and management decisions
  - responsibility for grain storage
  - rights and restrictions of storing grain on leased property at the beginning and end of the lease
  - arbitration
5. The landlord(s) and tenant(s) should each receive one copy of the lease agreement, with any required supplementary forms attached.
  6. Provision should be made on the agreement forms for signatures of joint landlords and tenants.
  7. Ensure that the requirements of The Homestead Act are fulfilled when the leased property is a homestead property.

The act requires that the spouse give his/her written consent (consent-of-spouse form) to any disposition of a homestead property.

The act also requires that the spouse appear before a solicitor, notary public, justice of the peace, the registrar of land titles, a local registrar of the Court of Queen's Bench or district court judge to have this form completed. This is to ensure the spouse understands his/her rights in the homestead and that the lease agreement and consent-of-spouse form be signed of his/her own free will without any compulsion on the part of the other spouse.

#### 8. **Complete the Affidavit of Execution**

When all parties have signed a lease agreement, it is final and binding. If the signatures are witnessed and the witness completes the affidavit of execution, it is not necessary at a later date to prove the signatures.

#### 9. Where required, complete the following supplementary forms:

- **Caveat**

A tenant should register a caveat against the land title of the rental property to protect his lease in the event of a change in land ownership.

- **Lease Renewal**

To renew the lease agreement, complete the LEASE RENEWAL FORM, THE HOMESTEAD ACT CONSENT-OF-SPOUSE, CERTIFICATE OF ACKNOWLEDGMENT BY SPOUSE, and the AFFIDAVIT OF EXECUTION.

A CAVEAT must also be completed to have an enforceable lease with a new landowner.

- **Consent to Make Major Improvements**

The tenant should have the landlord complete the CONSENT TO MAKE MAJOR IMPROVEMENTS form in duplicate prior to making major improvements on the rented land. It should be clearly outlined what buildings or improvements are to be made, who will pay the cost of materials, and how the tenant will be compensated for his labour or any costs which he may incur. **Attach one copy of each form to each copy of the lease agreement.**

**Notice to Reader:** This information is general in nature and is intended as a guide only. Interpretation and utilization of this information is the responsibility of the user. No liability for decisions based on this publication is assumed. For application to a specific situation, a professional in the industry should be consulted.

**SAMPLE FLEXIBLE CASH LEASE AGREEMENT**

**THIS AGREEMENT** made in duplicate this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**BETWEEN:**

\_\_\_\_\_  
(Landlord's name)  
being the registered owner or purchaser under an  
Agreement for Sale of the land described in Schedule "A".

of \_\_\_\_\_  
in the Province of Manitoba,  
(address)

(the "Landlord")

- and -

\_\_\_\_\_  
(Tenant's name)  
of \_\_\_\_\_  
in the Province of Manitoba,  
(address)

(the "Tenant").

**WHEREAS** the Landlord has agreed to lease the land described in Schedule "A" for the sole purpose of being cultivated and harvested by the Tenant.

**AND WHEREAS** that the Landlord hereby demises and leases unto the Tenant and the Tenant hereby leases and takes from the Landlord, the Leased Lands identified in Schedule "A".

**NOW THIS AGREEMENT WITNESSETH** that in consideration of the mutual agreements and undertakings herein, the parties covenant and agree with each other as follows:

**DISCLAIMER**

This sample agreement is designed for informational purposes only and is not intended or implied to be a substitute for professional or legal advice. Users of this sample agreement should consult with their professional and legal advisors to determine the appropriateness of this sample agreement for their own situation.

The Manitoba government and its ministers, officers, employees and agents make no representations, expressed or implied, as to the accuracy, adequacy, completeness or reliability of this sample agreement. This sample agreement may be changed or updated without notice. The Manitoba government and its ministers, officers, employees and agents will not be liable to any person, organization or entity for any damages of any kind which may arise from use of this sample agreement.

**SECTION 1.00 DEFINITIONS**

- 1.01 Alterations and Improvements means any and all fixtures, improvements, installations, alterations and additions made, erected or installed by or on behalf of the Tenant in or upon the Leased Lands, with the exception of the Tenant's equipment and machinery.
- 1.02 Leased Lands means the agricultural lands identified in Schedule A hereto.
- 1.03 Term means the term specified in Section 3.01 hereof.
- 1.04 Taxes means all taxes, including (but not limited to) goods and services tax, real property tax and school tax, rates, duties, levies and assessments of any kind levied, imposed or assessed against the Leased Lands, any building thereon, or any Alterations and Improvements made thereto, or with respect to the Tenant's use of the Leased Lands.
- 1.05 Crop means the commodity or produce grown on the Leased Lands.

**SECTION 2.00 DESCRIPTION OF BUILDINGS ON LEASED LAND**

- 2.01 In consideration of the rents, covenants, promises and agreements contained in this Lease Agreement on the part of the Tenant to be paid, observed and performed, the Landlord does hereby lease to the Tenant the farm lands and premises as described in Schedule A, together with the following portable buildings, namely:  
 \_\_\_\_\_  
 \_\_\_\_\_

**SECTION 3.00 DEMISE AND TERM, AS IS BASIS**

- 3.01 The term of this Lease shall be \_\_\_\_\_ year(s), commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and ending on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.
- 3.02 The Tenant accepts the Leased Lands on an As Is and Where Is basis and any Alterations and Improvements made, erected or installed during the Term, with the Landlord's prior written approval, shall be at the risk, cost and expense of the Tenant and to the entire satisfaction of the Landlord.

**SECTION 4.00 ANNUAL RENTALS**

- 4.01 The Tenant must pay annual rent (the "Rent") for the Lease to the Landlord in the amount of \$\_\_\_\_\_:  
 (a) to be paid in full on or before \_\_\_\_\_ for each year of this Lease  
 (b) to be paid (1/2, 1/3 etc) on or before \_\_\_\_\_ for each year of this Lease
- 4.02 All Rent is payable to the Landlord at its address shown above, and outlined in Schedule B.

**SECTION 5.00 TAXES**

- 5.01 Unless otherwise agreed upon, all Taxes on the Leased Land shall be paid by the Landlord.

**SECTION 6.00 PAYMENT FROM GOVERNMENT AGENCY**

6.01 In the event that any payment, subsidy or other reimbursement is made under any government agency, or any marketing agency in connection with grain production on the said Leased Land during the Term of this Lease, the payments identified with the Leased Land shall be paid to the Tenant unless otherwise agreed upon.

**SECTION 7.00 USE OF THE LEASED LAND**

The Landlord and Tenant agree as follows:

- 7.01 The Tenant will cultivate, seed and harvest all of the Leased Land in a good husbandlike and proper manner and will perform all fall work necessary in order to leave the Leased Land in a proper condition for the following year's cultivation.
- 7.02 The Tenant will not impoverish or waste the Leased Land and will use this Leased Land and premises for the purpose of crop production only unless otherwise limited or restricted in writing by the Landlord.
- 7.03 The Tenant has no rights to sand, gravel, or clay from the Leased Land, except for his own use, and he has no rights whatsoever to valuable stone or other such substances existing on, or under the surface of the Leased Land.
- 7.04 The Tenant will not change the natural course of any waterways on the Leased Land, or cut down trees growing upon the Leased Land, nor will he permit any other person to do so, without the written consent of the Landlord.
- 7.05 The Tenant shall use all best efforts to rid the Leased Lands of noxious weeds and in this regard, the Tenant shall comply with all lawful orders imposed by the relevant municipal or local government district.
- 7.06 The Tenant shall at no time allow or permit any liens, (including, but not limited to builders' liens) to arise or be filed against any of the Leased Land on account of any work, labour, services or materials supplied to, or on behalf of the Tenant.
- 7.07 The Landlord, including its employees, agents and representatives shall be permitted to enter upon the Leased Land at any time for the purpose of inspecting the Leased Land, including any Alterations and Improvements thereon.
- 7.08 If the Tenant fulfils the terms and conditions of this agreement he shall and may peaceably possess and enjoy the said land for the said term, without any interruption or disturbance from the Landlord of any representative of the landlord.

**SECTION 8.00 DECISION MAKING**

- 8.01 The Tenant will seed to crop all the said land under cultivation during the term of this lease. The type and acreage of each crop to be seeded shall be determined by the
- (a) Tenant; OR
  - (b) Tenant and Landlord by mutual agreement
- 8.02 The Tenant shall make all decisions with respect to farming the said land unless stated otherwise in this agreement.

8.03 The Tenant shall be responsible for all costs of farming said land unless stated otherwise in this agreement.

**SECTION 9.00 STORAGE OF CROP HARVESTED FROM THE LEASED LAND**

9.01 The Landlord shall provide \_\_\_\_\_ (tonnes, bushels) of crop storage. In the event additional crop storage is required, it shall be the sole responsibility of the Tenant.

9.02 All grain stored must be removed by termination date of lease.

**SECTION 10.00 ALTERATIONS AND IMPROVEMENTS**

10.01 Title to all Alterations and Improvements shall vest in the Landlord and no alterations and improvements shall be sold, removed, disposed of, or encumbered without the written consent of the Landlord.

**SECTION 11.00 REPAIR OF BUILDINGS, FENCES, AND IMPROVEMENTS**

11.01 Responsibility for normal maintenance and repair to buildings, as described in Section 2.01, and fences on the Leased Land shall be as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 12.00 LIABILITY AND INSURANCE**

12.01 The Tenant shall indemnify and save harmless the Landlord from all loss and damage caused by fire or otherwise through the negligence or carelessness of the tenant, his family or his employees.

12.02 The Tenant shall indemnify and save harmless the Landlord against all claims, liabilities, demands, damages or rights or causes of action whatever made or asserted by anyone arising out of OR incidental to this indenture or use or occupancy of the said lands and premises.

12.03 Any compensation for property damage shall accrue to the party which has suffered the loss.

12.04 That if the term hereby granted or any of the goods and chattels of the Tenant or his assigns shall be at any time seized or taken in execution or in attachment by any creditors of the Tenant or his assigns, or if the tenant or his assigns shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, or if any writ of execution shall issue against the goods and chattels of the tenant or his assigns, the then current year's rent shall immediately become due and payable, and the said term shall immediately become forfeited and void at the option of the Landlord.

12.05 Insurance on all leased buildings in this agreement shall be the responsibility of the Landlord. The Tenant is free to make his own arrangements regarding crop insurance and hail insurance and in so doing shall absorb the total cost of coverage and receive all the benefits.

**SECTION 13.00 SUBLETTING**

13.01 The Tenant shall not sublet, or assign this Lease, or any part thereof, or any interest

therein without obtaining the written consent of the Landlord.

#### **SECTION 14.00 RENEWAL**

14.01 The Term of this Lease may be extended by mutual agreement between the Landlord and Tenant, for a further period, upon the same terms and conditions as contained herein, except as otherwise agreed in writing by the parties.

#### **SECTION 15.00 DEFAULT**

15.01 If the Tenant fails to pay the amount due and owing within 15 (fifteen) days after it is due and owing, or if the Tenant fails to observe, keep or perform any other provision of this Lease, the Landlord may give to the Tenant a notice in writing requiring the Tenant to remedy the default within the period of fifteen (15) days from the notice, and if the Tenant fails to remedy the default within the period of fifteen (15) days, the Landlord shall have the right to exercise any one or more of the following remedies:

- (a) to declare the entire amount immediately due and payable without notice or demand to the Tenant
- (b) to sue for and recover all payments, then accrued or thereafter accruing
- (c) to take possession of the Leased Land, or any portion thereof, in the name of the Landlord and enjoy same without demand or notice, as if this Lease Agreement had not been executed
- (d) re-enter the Leased Land without terminating this Lease and the Tenant shall be liable for any actual loss of Crop which the Landlord may incur during the unexpired portion of the Term, provided that the Landlord shall take all reasonable steps to re-lease the Leased Land and to mitigate the Landlord's losses and damages.

#### **SECTION 16.00 UTILITIES, ROADS AND RIGHTS-OF-WAY:**

16.01 In the event that a new installation such as power line, gas pipeline, oil pipeline, oil well, road, or railway is erected upon the said land, the Landlord and Tenant shall:

- (a) Renegotiate the terms of this agreement by mutual agreement. If mutual agreement cannot be obtained, it shall be submitted to arbitration as outlined in Section 19.00

#### **SECTION 17.00 YIELDING UP LANDS, RESTORATION**

17.01 Upon the expiry of this Lease, the Tenant shall yield up the Leased Land, together with any Alterations and Improvements that the Tenant has elected to leave, in such condition that is consistent with good farm management, husbandry and conservation practices. Nothing herein amends or modifies the Tenant's obligations as set out in Section 4.00.

#### **SECTION 18.00 TERMINATION**

18.01 The Tenant may terminate this Lease as of January 1<sup>st</sup> of any year during the Term, provided that:

- (a) the Tenant gives the Landlord written notice of termination no later than December 1<sup>st</sup> of the previous year
- (b) the Tenant is not otherwise in default or in arrears in remitting any amount payable

by the Tenant under this Lease, or in default with respect to any other covenant or undertaking contained in this Lease.

18.02 Notwithstanding any other provision of this Lease, the Landlord may terminate this Lease by giving \_\_\_\_ days written notice to the Tenant.

### **SECTION 19.00 ARBITRATION**

19.01 Any disagreement which may arise between the Landlord and Tenant shall, when a mutually satisfactory settlement cannot be reached, be submitted to arbitration. The arbitration authority may either be a single person mutually satisfactory to both parties, or a board of three, one member to be proposed by each party and a third selected by the two as chosen. The recommendation of the arbitrator or arbitration board shall be accepted as final. The cost of arbitration will be split 50/50 between the Landlord and Tenant.

### **SECTION 20.00 GENERAL**

20.01 Time shall be of the essence of this Lease.

20.02 This document and the attached Schedules A and B contain the entire agreement between the parties. There are no undertakings, representations or promises express or implied, other than those contained in this Lease.

20.03 No amendment or change to, or modification of this Agreement shall be valid unless it is in writing and signed by both parties, and specifically states the intention to affect this Lease.

20.04 This Agreement shall be interpreted, performed and enforced in accordance with the laws of Manitoba.

20.05 This Lease shall enure to the benefit of and be binding upon the parties and their respective heirs, successors and assigns.

The Parties to this Flexible Cash Lease Agreement do hereby accept this Agreement subject to the conditions, restrictions and covenants set forth.

**SIGNED, SEALED, AND DELIVERED**

in the presence of:

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Landlord)

Where the Landlord is a Corporation

\_\_\_\_\_  
(Corporation's Name) <sup>(c/s)</sup>

Per:

\_\_\_\_\_  
(Name of Signatory)

**SIGNED, SEALED, AND DELIVERED**

in the presence of:

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Tenant)

Where the Tenant is a Corporation

\_\_\_\_\_  
(Corporation's Name) <sup>(c/s)</sup>

Per:

\_\_\_\_\_  
(Name of Signatory)

**SCHEDULE "A"**

**LEGAL DESCRIPTION OF LEASED LANDS**

i) PARCEL (QUARTER/SECTION/TOWNSHIP/RANGE)

A. TOTAL ACRES (HECTARES)

B. EXCEPTING AND RESERVING UNTO THE LANDLORD THE FOLLOWING LANDS AND BUILDINGS NAMELY:

➤ LANDS RESERVED: \_\_\_\_\_

➤ BUILDINGS RESERVED: \_\_\_\_\_

## SCHEDULE "B"

### CROP LAND RENTAL PLANNER

- A. THE CROP LAND RENTAL PLANNER – THESE BUDGETS MAY BE ADJUSTED BY PUTTING IN YOUR OWN FIGURES. AS A PRODUCER, YOU ARE ENCOURAGED TO CALCULATE YOUR OWN CROP LAND RENTAL RATES FOR LAND WITH DIFFERING PRODUCTIVE CAPACITY. ON EACH FARM, COSTS AND YIELDS DIFFER DUE TO SOIL TYPE, CLIMATE AND AGRONOMIC PRACTICES. TWO METHODS OF CALCULATING FLEXIBLE CASH LEASE VALUES FROM THE CROP LAND RENTAL PLANNER INCLUDE:
- i) FLEXIBLE CASH RENT BASED ON MANITOBA REGIONAL AVERAGE VALUES
  - ii) FLEXIBLE CASH RENT BASED ON LAND VALUE

ATTACH COPY OF CALCULATOR FOR SCHEDULE B, AS PART OF COMPLETED AGREEMENT.

For more information, contact your local [Manitoba Agriculture Farm Management Specialist](#) or [Manitoba Agriculture Office](#)