

FARM LEASE

By this Lease dated this __th day of April 2024, the **VILLAGE OF ORLAND PARK**, Cook and Will Counties, Illinois, an Illinois home rule municipal corporation hereinafter referred to as ("Lessor") hereby leases to **JAMES STELLWAGEN** hereinafter referred to as ("Lessee"), under the following terms and conditions, to use that portion of Lessor's property containing approximately 25 farmable acres, more or less, as illustrated in Exhibit A and as legally described as follows:

NORTH 60 ACRES OF THE WEST¹/₂ OF THE NORTHEAST¹/₄ OF SECTION 32,
TOWNSHIP 36 NORTH ORLAND, RANGE 12, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-32-200-004-0000

Common Address: 17701 S. 108th Avenue, Orland Park, Illinois 60462

for cultivating crops thereon and for no other purposes whatsoever, said property hereinafter referred to as the ("Leased Premises").

TERM: The term of this Lease shall be (unless sooner terminated as herein provided) for the period commencing January 1, 2024, and expiring December 31, 2026. Lessor and Lessee both hereby agree that should the date of expiration or earlier termination be during the growing season, that Lessee shall have the right to harvest his existing crop under the terms and conditions of the Lease.

CONSIDERATION: The Lessee agrees to compensate the Lessor for the rights granted under this Lease at a rate of ONE HUNDRED TWENTY-EIGHT DOLLARS (\$128.00) per tillable acre (approximately 25 acres). This annual payment shall be made in full no later than December 15th each year.

CONDITION OF PREMISES: Lessee has examined the Leased Premises and knows its condition.

Lessee shall:

- 1) Cut and keep down all weeds, Canadian thistles and other noxious growths on the Leased Premises.
- 2) Perform as needed maintenance on existing field tiles.
- 3) Not install any temporary or permanent fences on the Leased Premises without obtaining the prior written approval of the Village Manager.
- 4) Not remove any top soil, change the original ground level, commit waste of any kind, alter or change the natural water drainage on the Leased Premises, or create any water drainage problems for adjacent property owners.
- 5) Not allow, give or grant permission to any person or persons, firm, corporation, association, club or any other entity, to use the Leased Premises for any recreational or sporting purposes whatsoever.
- 6) Only access the Leased Premises using the existing gravel driveway off of 108th Avenue near the barn and the existing farm entrance at the northwest corner of the farmable area that utilizes an existing culvert.
- 7) Protect at all times, all boundary markers and monuments presently located on the Leased Premises or which the Village Manager may erect on the Leased Premises during the term hereof.
- 8) Not install or operate irrigation or sprinkling system or systems on the Leased Premises without the prior written approval of Village Manager; nor transport or place any irrigation parts thereof upon the Leased Premises.

- 9) Not place or have placed any signs or advertising billboards upon the Leased Premises at any time during the term hereof.
- 10) Not allow any vehicles, machinery or equipment (except for farm machinery) to be parked on the Leased Premises.
- 11) Not make any alterations, or improvements to any structures or the property, or conduct any activities or events without written authorization by the Village Manager.
- 12) Shall notify the Village of any structural, utility, premise conditions which warrant immediate attention.

ENVIRONMENTAL PROTECTION: Lessee shall comply with all applicable environmental statutes, ordinances, rules, regulations, and orders hereinafter referred to as ("Standards") issued by any federal, state or local environmental agency relating to Lessee's use of Lessor's property hereunder. Such Standards encompass, but are not limited to, those concerning air, water, noise, solid wastes, hazardous substances, and hazardous waste. Lessee shall not use waste oil as a means of suppressing dust on gravel roads or anywhere else on Lessor's premises. Lessee shall reimburse Lessor for all costs incurred by Lessor including, without limitation, fines and penalties imposed for violation of Standards and the actual expense of correcting the actual or alleged violation. Lessee shall assume liability for and shall indemnify and hold Lessor harmless from any claim or violation of Standards which results from Lessee's use of Lessor's premises.

Lessee, at its cost, shall assume the defense of all claims of violation of the Standards, regardless of whether they are asserted against Lessee or Lessor, except claims

resulting from Lessor's sole negligence. Notwithstanding the expiration or termination of this agreement, Lessee shall remain liable for all costs provided for herein, and shall further remain obligated to defend, indemnify and hold Lessor harmless for any and all violations or alleged violations of Standards which occurred or were caused during the actual term of this agreement.

INDEMNITY: Lessee shall indemnify and save harmless Lessor, its officers, agents and employees, from all claims, litigation and liability asserted against them or any of them, and any costs and attorney's fees incidental thereto, on account of injury to or death of any person or persons whomsoever, on account of damage to any property, or on account of loss of interruption of electric service, caused by, connected with, or in any way attributable to, the rights herein granted, or Lessee's failure to comply with any of the terms or conditions of this lease. Lessee shall undertake the defense of Lessor, its officers, agents and employees, in any such litigation, if Lessor requests Lessee to do so.

ASSIGNMENT: This Lease is personal unto Lessee, cannot be subleased, is not assignable and is not a covenant running with the Leased Premises.

PARTICIPATION IN GOVERNMENTAL PROGRAMS: Lessor will not participate in or accept any payments from any governmental farm subsidy programs but will cooperate with Lessee in execution of any documents necessary for Lessee's participation.

RETAINED RIGHTS OF LESSOR: After giving Lessee prior written notice, Lessor, at *all* times, shall have free and unrestricted access for its employees, agents, representatives, assigns or grantees to come upon the Leased Premises, either by vehicle or on foot, for the

purpose of constructing, installing, operating, maintaining, repairing, replacing or patrolling any or all of its facilities and equipment located thereon or any and all of its additional and future facilities and equipment which will be located thereon. Without limiting the generality of the foregoing, the parties specifically refer to sewers, water pipes and mains, drainage tiles and pipes, gas mains and pipelines and other allied uses. In the event any damage caused by Lessor is occasioned to crops located on the Leased Premises or the Leased Premises have already been prepared for planting, Lessor will fully compensate Lessee for any monetary loss incurred by Licensee occasioned thereby. In the event of any damage to growing crops caused by Lessor, the parties hereto agree that the measure of damages to Lessee shall be computed at the rate of Six Hundred Dollars (\$600.00) per acre or portion thereof on which said crop damage shall occur up to a maximum of 25 acres. Computed damages under this paragraph shall be prorated at a rate equal to Six Hundred Dollars (\$600.00) per acre.

The rights of the Lessor are paramount to the rights herein granted to Lessee by Lessor, and nothing stated herein is to be construed as restricting Lessor from disposing of the Leased Premises or granting rights to other parties or persons in, upon or under the Leased Premises.

TERMINATION: This Lease may be terminated at any time by Lessee or Lessor by giving 90 day written notice of such termination.

SURRENDER OF PREMISES: Lessee shall, upon the termination of this Lease by lapse of time or otherwise, vacate the Leased Premises and peaceably surrender possession and occupancy thereof to Lessor.

NOTICE: All notices to Lessor shall be in writing, addressed to:

Village Manager
Village of Orland Park

14700 South Ravinia Avenue
Orland Park, Illinois 60462
gkoczvara@orlandpark.org
708-403-6151

such other place as Lessor may from time-to-time designate in writing. All notices to Lessee shall be in writing, addressed to Lessee at:

18106 S. Parker Rd.
Mokena, Illinois 60491
easjim@comcast.net
815-685-5803

or at such other place as Lessee may from time-to-time designate in writing. The term "in writing" shall include electronic mail or similar means of transmitting writings.

Paragraph headings in this Lease are for convenience only and are not to be construed as a part of this Lease or in any way defining, limiting or amplifying the provisions hereof.

Lessor:

VILLAGE OF ORLAND PARK

By: _____
Village Manager

The foregoing Lease is hereby accepted by Lessee, and Lessee by accepting the same agrees to be bound by, observe and perform all of the terms and conditions therein stated.

Lessee:

By: _____
James Stellwagen

STELLWAGEN FARM LEASE EXHIBIT A

