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It is further agreed that in the event any of the real property herein leased is placed under the Soil Bank by lessors the lessors shall receive one-third of such payments and the Lessees shall receive two thirds of such payments.

It is further agreed that Lessors shall use their best efforts to lease all pasture on said land and that Lessors shall receive two-thirds (2/3) of pasture payments and Lessees shall receive one-third (1/3) of pasture payments.

The said Lessees hereby further covenants and agrees to and with the said Lessors, that they will occupy, till and in all respects cultivate the premises above mentioned, during the term aforesaid, in a husbandlike manner, and according to the usual course of husbandry practiced in the neighborhood, that he will keep the fences and buildings on the said premises in good repair (reasonable wear thereof and damage by the elements excepted.)

It is further agreed by and between Lessors and Lessees that Lessors shall provide at Lessors' expense to Lessees all steel posts, wire and labor cost to construct approximately one and six-tenths (1-6/10ths) miles of fence constructed along the south line of said ranch in Sections thirty four (34) and thirty five (35).

It is further agreed that Lessors shall have and hereby reserve the right to sell said ranch; provided, however, that said sale shall be subject to within lease.

It is further agreed that Lessors shall have the right to place any of the within real property under the Soil Bank.

It is further agreed that Lessees shall fertilize and farm land as he shall desire and Lessors shall pay one-third (1/3) of the cost of said fertilizing and Lessees shall pay two-thirds of said cost.

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It is further agreed that Lessees shall maintain fences, ditches, pumps and motors in as good or better condition as said fences, ditches, pumps and motors are now in.

It is further agreed that Lessors and Lessees shall each pay one-half (1/2) of electric costs to operate irrigation pumps.

The said Lessees hereby further agrees that they will make no unlawful, improper or offensive use of the premises; that at the expiration of the said term or upon any sooner determination of this lease they will quit and deliver up the premises and all future erections or additions to or upon the same, to the said Lessors, peaceably, quietly, in as good order and condition (reasonable use and wearing thereof, fire and other unavoidable casualties excepted) as the same now are or may be put in by the Lessors; that they will not make nor suffer to be made, any alterations or additions to or upon the same, nor assign this lease, nor underlet, or permit any other person or persons to occupy the same, without the consent of the said Lessors, being first obtained in writing; and also that it shall be lawful for the said Lessors, at reasonable times, to enter into and upon the same, to examine the condition thereof.

Finally, it is further understood and agreed upon that time is of the essence of this lease and that in case of default upon the part of the Lessees in the payments hereinbefore provided, or in the performance of any of the covenants herein contained, the Lessors may thereupon or any time thereafter declare this agreement terminated and immediately resume possession of the said premises, and the whole thereof, and remove the said Lessees and his property and effects therefrom, and the said Lessees hereby waives any notice to vacate said premises in case of default. In the event of

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