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Pasture Lease Agreement

This **Pasture Lease Agreement** ("**Agreement**") is entered into on _____ ("**Effective Date**") by and between the following parties:

Landowner

Tenant

Landowner and Tenant may be referred to individually as a "**Party**" and collectively as the "**Parties.**"

WHEREAS, Landowner owns or controls certain agricultural land suitable for livestock grazing;

WHEREAS, Tenant desires to lease the pasture land for the purpose of grazing livestock;

WHEREAS, Landowner is willing to grant Tenant the right to use the pasture land under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and obligations described in this Agreement, the Parties agree as follows.

1. Lease of Pasture Land

Landowner hereby leases to Tenant, and Tenant accepts the lease of, the pasture land described below for grazing purposes.

Description of Leased Property

| Item | Description |
|------------------------------|-------------|
| Property Address or Location | |
| Legal Description | |
| Total Acreage | |
| Pasture Identification | |

Tenant acknowledges that the pasture is leased solely for agricultural grazing use and may not be used for any other purpose without the prior written consent of Landowner.

2. Term of Lease

The term of this Agreement shall begin on _____ and shall continue until _____, unless terminated earlier in accordance with the Termination clause of this Agreement.

At the end of the lease term, the Agreement may be renewed only by a written agreement signed by both Parties.

3. Lease Payment

Tenant agrees to pay Landowner for the use of the pasture as follows:

| Payment Description | Amount |
|---------------------|--------|
| Total Lease Fee | |
| Payment Schedule | |
| Due Dates | |
| Payment Method | |

All payments shall be made to _____ at _____ unless otherwise agreed in writing.

Failure to make timely payments may constitute a breach of this Agreement.

4. Permitted Livestock and Stocking Rate

Tenant shall graze only the following livestock on the leased pasture:

Tenant shall maintain stocking levels that are consistent with good agricultural practices and shall avoid overgrazing or damage to the pasture. Landowner reserves the right to require reasonable adjustments to livestock numbers if grazing practices threaten the condition of the pasture.

5. Maintenance and Care of the Pasture

Tenant agrees to:

- Maintain the pasture in a responsible manner consistent with standard agricultural practices.
- Prevent overgrazing and protect soil, vegetation, and water sources.
- Ensure livestock do not damage fencing, gates, or other improvements on the property.
- Promptly notify Landowner of any damage or maintenance issues affecting the pasture.

Unless otherwise agreed in writing, routine pasture management associated with livestock grazing shall be the responsibility of the Tenant.

5. Maintenance and Care of the Pasture

Existing fences, gates, water systems, and other improvements located on the leased pasture remain the property of Landowner.

Tenant shall:

- Use reasonable care to avoid damage to improvements.
- Promptly report any damage or malfunction.
- Not remove, modify, or construct new structures, fencing, or improvements without the prior written consent of Landowner.

Any approved improvements installed by Tenant shall remain the property of Landowner unless otherwise agreed in writing.

7. Water Access

Tenant shall have access to the following water sources for livestock grazing:

Water Source:

Tenant is responsible for ensuring that livestock access to water sources does not result in damage to the surrounding land or infrastructure.

8. Liability and Risk

Tenant assumes responsibility for all livestock placed on the leased pasture and for all activities conducted by Tenant, Tenant's employees, or agents on the property.

Tenant agrees to exercise reasonable care in the use of the land and acknowledges that Landowner is not responsible for loss, injury, illness, or death of livestock unless caused by Landowner's negligent or intentional actions.

Tenant is responsible for any damage caused by livestock to neighboring properties or to the leased land beyond normal grazing impact.

9. Compliance With Laws

Tenant shall comply with all applicable agricultural, environmental, and animal welfare laws and regulations relating to the grazing and management of livestock.

10. Access and Inspection

Landowner retains the right to enter and inspect the leased pasture at reasonable times for the purpose of verifying compliance with this Agreement, conducting maintenance, or addressing property-related matters.

Landowner shall make reasonable efforts to avoid unnecessary disruption to Tenant's livestock operations.

11. Assignment and Subleasing

Tenant may not assign this Agreement or sublease the pasture land to any other person or entity without the prior written consent of Landowner.

Any unauthorized assignment or sublease shall be considered a breach of this Agreement.

12. Termination

Either Party may terminate this Agreement under the following circumstances:

If the other Party materially breaches its obligations under this Agreement and fails to correct the breach within _____ days after receiving written notice describing the breach.

Landowner may terminate the Agreement if Tenant's grazing practices materially damage the pasture or violate applicable agricultural regulations.

Either Party may terminate the Agreement without cause by providing _____ days written notice to the other Party.

Upon termination or expiration of this Agreement, Tenant shall promptly remove all livestock and personal property from the leased pasture and return the land in reasonable condition consistent with normal grazing use.

13. Governing Law and Dispute Resolution

This Agreement shall be governed by and interpreted in accordance with the laws of _____, without regard to conflict-of-law principles.

The Parties agree to attempt to resolve any dispute arising from this Agreement through good faith negotiation before pursuing legal remedies.

14. Entire Agreement

This Agreement constitutes the entire understanding between the Parties regarding the lease of the pasture land and supersedes all prior discussions or agreements relating to the subject matter.

Any amendment to this Agreement must be made in writing and signed by both Parties.

15. Notices

Any notice required under this Agreement shall be provided in writing and delivered to the addresses indicated on the first page of this Agreement, or to any updated address provided in writing by either Party.

Signatures

By signing below, the Parties acknowledge that they have read, understood, and agree to the terms and conditions of this Pasture Lease Agreement.

Landowner

Tenant

Name

Name

Date

Date

Signature

Signature

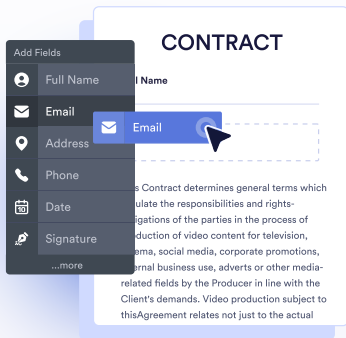


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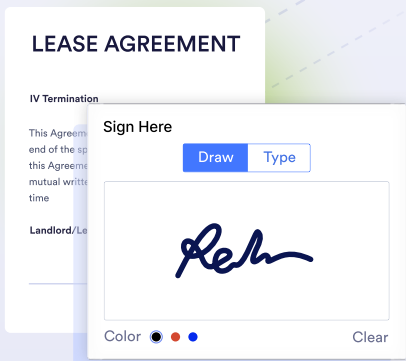
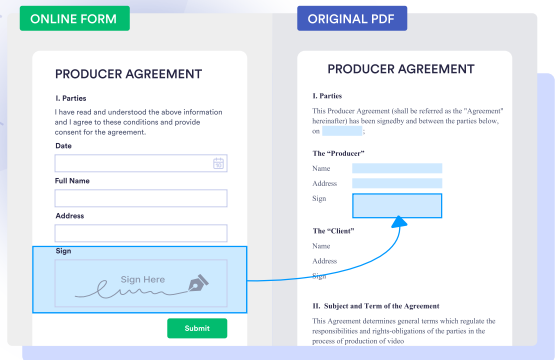
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