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Introduction and Parties Involved

Introduction

This Farm Lease Agreement ("Agreement") is made and entered into as of August 9, 2025. This agreement defines the terms and conditions under which the Lessor leases the farm to the Lessee. Both parties agree to abide by these terms throughout the lease term.

Parties Involved

Lessor

DocuPal Demo, LLC, a limited liability company organized and existing under the laws of the United States, with its principal address at 23 Main St, Anytown, CA 90210 ("Lessor"), is the owner of the farm property and agrees to lease it under the terms of this Agreement.

Lessee

Acme Inc, a corporation organized and existing under the laws of the United States, with its principal address at 3751 Illinois Avenue, Wilsonville, Oregon - 97070 ("Lessee"), desires to lease the farm property from the Lessor for agricultural purposes.

Property Description

The property subject to this lease is located at 123 Main Street, Anytown, USA, consisting of approximately 160 acres. The boundaries of the farm are defined by County Road 10 to the north, the Green River to the east, and adjacent properties to the south and west.



Purpose of Lease

The Lessee intends to use the leased premises solely for the purpose of cultivating corn and soybeans, in accordance with all applicable laws and regulations. The Lessor grants the Lessee the right to use the land for these specific agricultural activities.

Lease Term and Renewal

Lease Term

The term of this Farm Lease Agreement will be for five (5) years. The lease begins on January 1, 2024. It will end on December 31, 2028.

Renewal Option

ACME-1 has the option to renew this lease. The renewal term will be for an additional five (5) years. To exercise this option, ACME-1 must provide written notice to Docupal Demo, LLC. This notice must be given at least six (6) months before the initial lease term expires. If ACME-1 does not provide this notice, the lease will terminate on December 31, 2028.

Notice for Termination

If either party wishes to terminate the lease at the end of the initial term or any renewal term, they must provide written notice to the other party. This notice must be given at least six (6) months before the end of the then-current term.

Rental Payment and Financial Terms

The annual rent for the farmland is \$40,000 USD. ACME-1 will pay the rent in two installments. Each installment will be \$20,000 USD.

Payment Schedule

ACME-1 will make rental payments according to the following schedule:



- **First Installment:** \$20,000 USD, due on March 1 of each year.
- **Second Installment:** \$20,000 USD, due on September 1 of each year.

Late Payment

If ACME-1 fails to make a rental payment on time, a late payment penalty will apply. The penalty is 5% of the overdue amount per month. This penalty will be added to the outstanding balance until ACME-1 pays the full amount due. Docupal Demo, LLC may take further action if payments are not received in a timely manner.

Use of Property and Permitted Activities

ACME-1 will use the property solely for agricultural purposes during the lease term. This includes planting, cultivating, and harvesting corn and soybeans.

Permitted Activities

ACME-1 is permitted to conduct the following activities:

- Planting corn.
- Planting soybeans.
- Cultivating crops.
- Harvesting crops.
- Normal and customary agricultural practices associated with corn and soybean farming.

Prohibited Activities

ACME-1 is prohibited from the following activities:

- Planting trees of any kind.
- Constructing any permanent structures on the property without prior written consent from Docupal Demo, LLC.
- Raising or keeping livestock on the property.



Restrictions and Regulations

ACME-1's use of fertilizers and pesticides must comply with all applicable federal and state regulations. ACME-1 must also observe all environmental regulations and zoning laws applicable to agricultural land use in Anytown, USA. This includes regulations related to water usage, soil conservation, and waste disposal. ACME-1 is responsible for obtaining any necessary permits or licenses required for their farming operations. ACME-1 agrees to prevent soil erosion and maintain the fertility of the land.

Maintenance, Repairs, and Improvements

Maintenance Responsibilities

DocuPal Demo, LLC will maintain all perimeter fences and the primary irrigation systems on the property. ACME-1 is responsible for the upkeep of any internal structures they use for storage or other operational purposes.

Repair Costs

ACME-1 must promptly notify DocuPal Demo, LLC of any damage or needed repairs to the property. For any single incident where repair costs exceed \$500, DocuPal Demo, LLC and ACME-1 will share the costs equally.

Improvements

ACME-1 may make improvements to the property only with the prior written consent of DocuPal Demo, LLC. Any permanent improvements made to the property will become the property of DocuPal Demo, LLC upon the termination of this lease.



Insurance and Liability

Insurance Coverage

DocuPal Demo, LLC will maintain property insurance on the farmland. Acme, Inc. will secure and maintain liability insurance for its farming operations. Acme, Inc. is also responsible for maintaining adequate crop insurance.

Liability

Acme, Inc. assumes all liability for injuries, damages, or losses arising from its farming activities on the leased property. DocuPal Demo, LLC is responsible for liabilities related to the maintenance and upkeep of the property's infrastructure.

Indemnification

Acme, Inc. agrees to indemnify and hold harmless DocuPal Demo, LLC from any claims, actions, suits, or demands. This includes costs, expenses, and attorney's fees, arising out of Acme, Inc.'s use and occupation of the property. This indemnification covers any injury, damage, or loss sustained by any person or entity.

Termination and Default

Early Termination

This lease may be terminated early under specific conditions. Acme, Inc.'s failure to pay rent when due will be grounds for early termination. Violation of any applicable environmental regulations by Acme, Inc. also allows for immediate termination.

Default

DocuPal Demo, LLC Default

DocuPal Demo, LLC will be considered in default if it fails to maintain essential infrastructure. Specifically, this includes the proper maintenance of fences and irrigation systems on the property.



Acme, Inc. Default

Acme, Inc. will be considered in default under this lease for several reasons. Failure to pay rent as scheduled constitutes a default. Misuse of the property, outside the scope of permitted activities, also constitutes a default.

Remedies

Upon default by DocuPal Demo, LLC, Acme, Inc. has the right to deduct repair costs from future rent payments. This applies specifically to costs incurred to repair fences or irrigation systems that DocuPal Demo, LLC failed to maintain. If Acme, Inc. defaults, DocuPal Demo, LLC may terminate this lease agreement. DocuPal Demo, LLC also reserves the right to seek damages resulting from Acme, Inc.'s breach of this agreement.

Dispute Resolution

If a disagreement arises, Docupal Demo, LLC and ACME-1 will first try to solve it informally.

Initial Steps

Before starting any legal action, the party with a complaint must give written notice to the other party. This notice will detail the issue. The other party then has 30 days to fix the problem.

Arbitration

If the parties cannot resolve the issue within 30 days, they agree to settle the dispute through binding arbitration. The arbitration will occur in the State of [State Name]. The decision made by the arbitrator will be final and legally binding on both parties. It can be entered as a judgment in any court that has jurisdiction.



Miscellaneous Provisions

Assignment

ACME-1 shall not assign this Lease or sublet the Property, in whole or in part, without the prior written consent of Docupal Demo, LLC. Any attempt to assign this Lease without such consent shall be void.

Notices

All notices required or permitted under this Lease shall be in writing and shall be deemed effectively given upon personal delivery or when sent by certified mail, return receipt requested, to the addresses of Docupal Demo, LLC and ACME-1 as set forth in this Lease.

Governing Law

This Lease shall be governed by and construed in accordance with the laws of the State of [State Name].

Entire Agreement

This Lease constitutes the entire agreement between Docupal Demo, LLC and ACME-1 relating to the lease of the Property, and supersedes all prior or contemporaneous negotiations, understandings, and agreements, whether oral or written.

Signatures and Witnesses

Execution

This Farm Lease Agreement is effective as of the last date of signing.

Signatures

DocuPal Demo, LLC



By: _____

Name:

Title:

Date: _____

Acme, Inc

By: _____

Name:

Title:

Date: _____

Notary Acknowledgment

DocuPal Demo, LLC

State of _____

County of _____

On this ____ day of _____, 2025, before me, a notary public in and for said county and state, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

Notary Public

My commission expires: _____

Acme, Inc

State of _____

County of _____



On this _____ day of _____, 2025, before me, a notary public in and for said county and state, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

Notary Public

My commission expires: _____

