

**SIMPLE PASTURE LEASE TEMPLATE**

THIS LEASE is entered into this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20 , by and between

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(*landowner)* and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*(tenant).*

1. **Property Description**.

The landowner leases the following property to the tenant: \_\_\_\_\_\_acresof pasture located at\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as indicated in the attached map.

1. **Term.**  The initial term of this lease shall run for a period of one year, to commence upon signing. The lease shall automatically renew at the end of each term unless terminated by written notice of landowner or tenant 60 days before the term end.
2. **Rent.**The tenant agrees to pay the landowner \_\_\_\_\_\_\_\_ per acre for use of the property to graze livestock, totaling \_\_\_\_\_\_\_\_\_\_\_\_ at the beginning of each term.
3. **Purpose**.  The property is to be used by tenant for the purpose of grazing livestock, as long as the following conditions are met:
   1. The tenant provides good care for the animals, including furnishing any additional feed, like hay or grain, to keep animals in good health.
   2. The tenant does not overgraze the pasture or let the property erode.
   3. The tenant maintains fences and keeps livestock contained to prevent nuisance or liability concerns.
4. **Improvement of the Premises.** The tenant will have the right to remove all or any part of tenant's additions from the property during the term of this lease, or within 60 days after the end of the lease. If improvements are not removed with 60 days of lease end, they become the property of the landowner.

1. **Taxes.** Landowner shall be responsible for real estate taxes on the property. If the landowner is audited for present-use tax, the tenant agrees to provide the necessary documentation to the county tax office proving that the property is used for farm use.
2. **Mediation.** In the event that a dispute occurs between the landowner and tenant, both parties agree to engage in mediation through the NC Agricultural Mediation Program, which is a cost-free mediation program funded by the USDA.

By signing below, the parties have caused this lease to be duly executed:

LANDOWNER:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ TENANT:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_