

LAND LEASE

This land lease is entered into this 1st day of MAY 2019.
by and between the LESSOR, Mae Del Cowen and the LESSEE, Thomas A.
"Tommy" Tietjen.

GRANT OF LEASE: LESSOR does hereby lease unto lessee approximately 44 acres of land located in Burleson County, Texas described as follows

Tract One: Approximately 44 acres in Deanville, Texas at the northeast corner of FM-60 and CR-111. The property wraps around the St. John's Lutheran Church and cemetery.

TERMS OF LEASE: The term of this lease shall be for a primary term of five (5) years, commencing on MAY 1, 2019 and expiring at midnight on MAY 1, 2022 unless extended as provided herein. This lease can be extended at the end of the primary term for any additional term to be decided upon between the LESSOR and lessee. Lessee reserves the option of additional term extension.

USE OF PROPERTY: The use of the property shall be for agricultural purposes only. LESEE and family have permission from LESSOR to hunt and/or fish on the property. All buildings and structures and reservoirs on each tract will be for the exclusive use of the LESEE unless otherwise provided by mutual consent of both parties. LESSOR and his designees reserve the right of ingress and egress across the leased land for their own purposes.

SPECIAL PROVISIONS/USES:

LESSOR agrees to pay all taxes, insurance on buildings and improvements, and pay for all improvements and major renovations.

LESSEE agrees to keep buildings, fences and other improvements on the land in as good repair and condition as they are at the beginning of the lease or as in good repair and condition as they may be put in by the LESSOR during the term of the lease, ordinary wear and depreciation excepted. LESSEE will follow practices that are generally recommended and best adapted to this type of property and locality. LESSEE will fertilize and control weeds to keep property in a clean and wholesome condition.

TERMS OF PAYMENT:

This lease shall commence on May 1, 2017 and expire on midnight on May 1, 2022. For the said term, LESEE agrees to pay LESSOR total rent in the amount of Seven Hundred Forty Eight Dollars (\$748.00) per lease year. Rent shall be paid in advance for the given year with the first payment to be made upon the execution of this lease, and payments thereafter to be made on the 1st of MAY of each rental year.

TERMINATION OF LEASE:

Termination may be executed by either party but must be made in writing with ninety (90) days notice.

This lease represents the entire agreement between the parties and may not be altered other than in writing, signed and agreed to by both parties. This lease is binding on the heirs, transferees and assigns of the parties. However LESEE may not transfer, sublet or assign his lease without written consent of LESSOR.

Signed this the 13th day of March, 2017.

Mae Del Cowen
Mae Del Cowen, LESSOR

Thomas A Tietjen
Thomas A Tietjen, LESSEE

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