

FSA-2591
(Proposal 1)

U.S. DEPARTMENT OF AGRICULTURE
Farm Service Agency

Position 5

LEASE OF REAL PROPERTY

PART A - GENERAL

1. Lessee's Name		3. Lessee's Address	
2. Lessee's SSN/TIN			
4. Effective date of lease	5. Date lease ends	6. Amount of lease \$	7. Due date

PART B - AGREEMENT

- The United States of America, U.S. Department of Agriculture, acting through the Farm Service Agency (FSA) (Lessor) agrees to lease to the Lessee, and the Lessee hereby leases to occupy/use, subject to redemption rights, if any, and the general provisions set forth herewith, the property located at (a) _____
_____ in the County of (b) _____, State of (c) _____.
- The Lessee will pay to the Lessor the rent set forth in cash, certified check, cashier's check, money order or **personal check** payable to the order of the Farm Service Agency.
- If a security deposit is required, receipt is hereby acknowledged by the Lessor. The security deposit is to be held by Lessor as security for the full and faithful performance of all of the terms and condition of the lease. Upon termination or expiration of this lease, the surrender of all keys to the Lessor and the vacating of the property by the Lessee, the Lessee shall be entitled to the return of the security deposit provided the property is vacated in as good condition as it was at the time it was first occupied by the Lessee, reasonable wear and tear excepted. Deductions may be made from the security deposit by the Lessor to reimburse Lessor for the cost of repairing or replacing property that may be broken, damaged, lost or missing. The security deposit is not an advance on the rental payment and Lessee may not deduct any portion of it from rent due the Lessor. The security deposit, less any deductions, will be refunded to the Lessee after the property has been vacated by the Lessee and inspected by Lessor. No interest shall accrue to the security deposit, unless required by State law.**
- Utilities and operating expenses are not included in the rent and are the responsibility of the Lessee.
- Should the property not be ready for occupancy on the beginning date of the lease, this lease shall not be affected thereby but Lessee shall owe rent commencing with the date on which the Lessee can occupy the property or the property is ready for occupancy, as determined by the Lessor.
- Should the property be destroyed or materially damaged during the period of this lease so as to render it wholly unfit for occupancy by unforeseen event no due to any fault of or neglect of Lessee, the lease shall be terminated and the Lessee shall be entitled to a credit or refund for the unexpired term of the lease for which payment has been made.
- Lessor reserves the right to post the property with appropriate signs during the period of the lease, and Lessee will allow parties authorized by Lessor to visit and inspect the premises during reasonable hours by appointment during the entire term of this lease.
- Lessee understands that the premises may be offered for sale and that in the event of a sale, the lease may be transferred to the purchaser.

9. The Lessor shall have the right of ingress and egress at all reasonable times over, across, and upon the property for the prevention of soil erosion, pollution and control or the improvement of the property for farming and residential or other purposes, and for those purposes, the right to construct upon, repair, alter, or improve the property, and to drain, terrace, and ditch the land, and the Lessee hereby waives and releases any and all claims against the Lessor for any damages arising from any entry, operation, activity or inactivity by the Lessor on the property in the reasonable exercise of any of its rights.
- 10. Lessee agrees that the premises, if residential, shall be occupied only by the Lessee and the Lessee's family. No business of any kind shall be carried on, in, or from the premises without the prior written consent of the Lessor.**
- 11. Lessee agrees that the Lessee and Lessee's guests shall use only the parking spaces specifically designated by the Lessor.**
12. Lessee agrees that the Lessee and Lessee's family and guests will refrain from causing or permitting any unnecessary loud noise from any source, including human voices, to emit from the premises and at all times a reasonable degree of quiet shall be maintained.
13. The Lessee shall maintain the premises in a clean, sanitary, safe, and satisfactory condition as at occupancy, reasonable wear and tear excepted. The Lessee shall not commit waste or permit waste to be committed on the leased property and the property will not be used for any purposes which are in violation of local ordinances or Federal or state regulations or statutes.
14. Without the written consent of the Lessor, the Lessee shall not demolish, alter, add to, or remove any buildings or structures on the property. No holes shall be drilled in the walls, woodwork or floors; no antenna shall be installed, and no painting or wall papering is permitted unless authorized in writing by the Lessor.
15. The Lessee waives all rights to make deductions and offsets from the rent for rent for repair and improvements, unless the prior written approval of the Lessor is obtained. Any repairs, alterations, or improvements for leased premises undertaken by the Lessee without such prior written approval shall be deemed the voluntary acts of the Lessee.
16. Lessee agrees to pay Lessor the cost for repair of any damage to the property inflicted intentionally or inadvertently by Lessee or Lessee's guests.
17. Lessee understands that Lessor does not and has no obligation to carry insurance on the property or its contents.
18. The leased premises shall not be sublet, in whole or in part, nor the lease assigned, voluntarily or otherwise. EXCEPTION: In the case of the death or incompetency of the Lessee, the lease may be assigned to the spouse upon the request and receipt of prior written consent of the Lessor.
- 19. Except as provided in Part C, this lease may be terminated by either party upon 30 days written notice to the other party. If the premises are sold, subject to the lease, the new owner may terminate this lease by giving 30 days notice to Lessee in the same manner, but in any event, the Lessee shall retain the right to harvest any existing crops. LSD: Lease termination provisions are different in 766 and 767 than what is in 1955-20. Please advise how it should read.**
20. Upon the expiration or termination of this lease, and without further notice, the Lessee shall peaceably vacate and surrender possession of the property in as good condition as the property is now or shall be put during the term of the lease, reasonable wear and tear excepted. Upon failure of the Lessee to vacate and surrender possession of the property, the Lessee may remain in possession only as a tenant at the sufferance of the Lessor, who may immediately or at any time thereafter, reenter the property and remove all persons and property, either by summary dispossession proceedings or by any other suitable action or proceeding at law, or otherwise, without being liable to damage.
21. Any personal property belonging to the Lessee and left on the leased premises after termination or expiration of the lease may be disposed of by Lessor in any manner deemed proper and Lessor is hereby relieved of all liability of doing so.
22. Lessee hereby agrees to relieve and hold harmless Lessor and any of the Lessor's employees for any and all claims for damage to the Lessee's property and any and all liability that may occur in connection with this lease.
23. No member of or delegate to Congress shall be admitted to any share or part of this agreement or any benefit that may arise therefrom.

PART C - SIGNATURE	
24. Lessee's Signature	25. Date
26. Authorized Agency Official Name	27. Authorized Agency Official Title
26. Authorized Agency Official Name	28. Date

PART D - SPECIAL STIPULATIONS

PART D - FSA USE ONLY		
1. Lease Type Code	2. Lease Type Code	3. Lessee Relationship Code
4. Lessee Kind Code	5. OK Code	

NOTE: *The following statements are made in accordance with the Privacy Act of 1974 (5 USC 552a), the Farm Service Agency (FSA) is authorized by the Consolidated Farm and Rural Development Act, as amended (7 USC 1921 et seq.), or other Acts, and the regulations promulgated thereunder, to solicit the information requested on its application forms. The information requested is necessary for FSA to determine eligibility for credit or other financial assistance, service loans, and conduct statistical analyses. Supplied information may be furnished to other Department of Agriculture agencies, the Internal Revenue Service, the Department of Justice or other law enforcement agencies, the Department of Defense, the Department of Housing and Urban Development, the Department of Labor, the United States Postal Service, or other Federal, State, or local agencies as required or permitted by law. In addition, information may be referred to interested parties under the Freedom of Information Act, to financial consultants, advisors, lending institutions, packagers, agents, and private or commercial credit sources, to collection or servicing contractors, to credit reporting agencies, to private attorneys under contract with FSA or the Department of Justice, to business firms in the trade area that buy chattel or crops or sell them for commission, to Members of Congress or Congressional staff members, or to courts or adjudicative bodies. Disclosure of the information requested is voluntary. However, failure to disclose certain items of information requested, including Social Security Number or Federal Tax Identification Number, may result in a delay in the processing of an application or its rejection.*

*According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-XXXX. The time required to complete this information collection is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. **RETURN THIS COMPLETED FORM TO***