

SCOTT VALLEY AIRPORT
AGRICULTURAL LEASE AGREEMENT

This **AGRICULTURAL LEASE AGREEMENT** (the "Agreement") is entered into as of this ____day of _____, 2023, by and between the County of Siskiyou ("County"), a political subdivision of the State of California and HANNA BROTHERS RANCH, INC., herein after called "Lessee".

RECITALS

WHEREAS, County owns and operates an airport commonly known as the SCOTT VALLEY Airport, hereinafter referred to as "Airport"; and

WHEREAS, Lessee desires to lease a portion of that real property situated within the boundary of the SCOTT VALLEY Airport;

WHEREAS, for and in consideration of the payment of the rents and performance of all covenants and conditions herein contained, County does hereby lease to Lessee certain portions of the real property

NOW, THEREFORE, incorporating the foregoing Recitals herein, it is mutually agreed as follows:

In consideration of the mutual covenants and agreements contained herein to be performed by the respective parties, and for other good and valuable consideration, the parties hereby agree as follows:

1. Term: The term of this Lease Agreement shall be for a period of five (5) years commencing on **August 1, 2023** and terminating on **July 31, 2028** unless sooner terminated as provided in this Lease Agreement

2. Rent: For the use of the Premises, Lessee shall pay County a base rental in the amount of **\$624.54** for the Lease term, calculated at **\$29.74** per acre. Yearly Base Rent and all additional charges shall be paid promptly when due, without notice or demand and without deduction, diminution, abatement, counter claim or setoff of any amount or for any reason whatsoever, to County at its address set forth below. The Base Rent for the Premises for each term year shall be as set forth above

A late charge of \$25.00 will be assessed on all rent not received by the 15th of the month in which due. If payment remitted by check or note or other instrument is presented for payment to the appropriate institution or individual, and if said funds are insufficient, payment will be subject to a \$35.00 reprocessing fee.

3. Cost-of Living Increase: On each anniversary of the commencement date of this lease and each anniversary thereafter the Base Rent shall be increased by the current County Adjustment Factor. This will determine the new "Base Rent" for the new year. The County "Adjustment Factor" shall be a percentage calculated as follows: Beginning January 1st, 2023, and every three (3) year period thereafter, the annual rent increase shall be determined by calculating the average annual California Consumer Price Index for all areas and all consumers as reported by the State of California, Department of Industrial Relations ("CPI"), for the preceding three (3) years, with the resulting adjusted CPI applied for that year and the two (2) years that follow. However, the Adjustment Factor shall not be less than one percent (1%) nor more than six percent (6%). The rental amount rate schedule for this is through December 31st of the year preceding the next Adjustment Factor calculation date.

4. Premises: County hereby leases to Lessee, and Lessee hereby hires from County, upon the terms and conditions herein set forth those certain premises located at the Airport in the County of Siskiyou ("the Premises"), comprising of approximately 21 acres of agricultural land, more or less, and the general description of which is identified as outlined on Exhibit "A" attached hereto and made a part hereof by this reference. All oil, gas and mineral rights are expressly reserved from this Lease Agreement. Lessee also agrees at its sole cost and expense will cut approximately 12 acres of non – agricultural land before July 1st in preparation for fire season as outlined on Exhibit "B" attached hereto and made a part hereof by this

reference. Lessee acknowledges that failure to cut said non-agricultural land as outlined above could prevent wildland fire fighting resources from being used. In the event Lessee fails to comply, lessee agrees to pay all costs incurred by the lessor for any resources hired to cut said 12 acres of non-agricultural land.

Furthermore, in the event USFS notifies Lessor in support of wildland fire fighting the need of 12 acres of non-agricultural land as outlined on Exhibit "B" was needed before July 1st. Lessee agrees to immediately divert resources as a matter of priority to cut such land.

It is expressly understood that this lease covers the agricultural lands herein above described only excepting there from all buildings, aircraft runways, taxiways and improvements now built or constructed on said premises. It is further agreed that the said Lessee will use and occupy said premises in such a manner so as not to interfere in any manner not to obstruct or endanger aerial navigation in connection with said premises.

5. Lessee further agrees as follows:

5a. That he will terminate said lease and surrender the same to the County should a national emergency arise and the United States Government desire use of said property;

5b. That he will provide all seed, labor and operating equipment;

5c. That he will farm said premises in accordance with the terms of this lease and in good and husbandlike manner including crop rotation and rehabilitation of soil;

5d. That he will not pasture, or cause to be pastured, any of said demised premises, nor permit or allow livestock to graze therein;

5e. That he will not sublet nor assign this lease, nor any portion of said premises with the prior consent of the County.

5f. That he will permit agents of Siskiyou County to enter upon the demised premises at any time upon reasonable notice. In any event Lessee shall be contacted if access to premises under cultivation is necessary.

5g. That he will maintain the safety areas adjacent to the runways and taxiway free from hazardous ruts, depressions, humps or other surface variations which are caused by Lessee's or Lessee's agent's operations.

5h. That he will permit the agents of Siskiyou County to maintain a proper grade for drainage around all taxiways and runways;

5i. That he will not allow vehicles, farm machinery, or equipment of any kind or nature used in the farming of the demised premises, to enter upon the runway. However, crossing the runway is permitted for the purpose of conducting agriculture operations so as such use does not interfere with aircraft operation. Safety procedures shall be exercised at all times.

5j. That he will keep all fences surrounding the airport in good repair and in such condition as to prevent livestock from entering upon the airport. The County agrees to furnish labor and materials as needed to repair damage to the fence due to deterioration by natural causes and damage caused by persons other than the Lessee or his authorized representatives. Lessee shall notify County when damage occurs to the fence for any reason. Any damage caused by Lessee or his authorized representatives shall be repaired at Lessee's expense. Should the Lessee fail to comply with this requirement, the County shall have the absolute right to make such repairs and charge the cost thereof to the Lessee, who shall be required to reimburse the County therefore upon demand;

5k. That he will not cultivate or farm any of the land within twenty-five (25) feet from any runway or within five (5) feet from any taxiway, but will keep said unfarmed land free and clear of all obstructions and debris, exercising all reasonable caution to prevent the scattering of rocks and dirt on runways and taxiways;

5l. That he will be responsible for the control of noxious weeds on the premises in accordance with the County Weed Control Program under jurisdiction of the County Agricultural Commissioner.

6. At the expiration of said term or any extension or renewal hereof, or any sooner termination of this lease, the said Lessee will peaceably and quietly quit and surrender the said premises to the County in as good order as he receives them, reasonable use excepted.

7. It is mutually agreed that the County reserves the right to withdraw portions of the property leased herein from time to time in accordance with the discretion of the Siskiyou County Board of Supervisors' to be used for commercial, industrial or domestic development of such Scott Valley Airport. In the event the County exercises its right to withdraw area from this lease under the terms of this paragraph, then it is mutually agreed that the rental payment provided for herein shall be reduced by the original annual sum of the Lease per acre or fraction thereof for every acre withdrawn. It is further mutually agreed that in the event County withdraws portions of the area leased as provided in this paragraph, in addition to the reduction of rental provided above, County agrees to reimburse Lessee for any preliminary or preparatory work done on the so withdrawn for the planting of crops. This right to withdraw shall be exercised by notifying the Lessee in writing, certified mail, return receipt requested, addressed to Lessee. And such notice shall contain a legal description of the property so withdrawn.

8. Possessory Interest Taxation Notice: Lessee recognizes and understands that the lease may create a possessory interest subject to property taxation and that the Lessee may be subject to the payment of property taxes levied on such interest. Payment of all such taxes shall be the sole responsibility of Lessee.

9. Taxes, Assessments and Fees: Lessee shall be solely responsible for the payment of all taxes, assessments, license fees or other charges that may be levied or assessed during the Term of this Lease upon or against any personal property or equipment located within or upon the Premises and/or the Space which is owned by, leased to or in the care, custody and control of Lessee. Additionally, within thirty (30) days of the written demand from County, Lessee agrees to pay to County in addition to all other sums to be paid under this lease, all real property taxes or assessments or levies of any kind, which may be assessed against the leased premises during the term of this lease, in excess of those taxes assessed as of the date of this lease. Where the term of this lease does not coincide with the property tax year, then the amount of taxes will be prorated for the remaining portion of the lease year.

10. Insurance:

10a. Insurance Coverage: Lessee shall obtain and maintain at all times during the term of this Lease, from a financially solvent insurance carrier(s) authorized to conduct business in the State of California, the following type and minimum amounts of insurance:

General Liability Insurance: inclusive of premises liability and personal injury; with a combined single limit of \$1,000,000 per occurrence insuring Lessee's liability against bodily injury to persons, invites, and damage to property.

10b. Certificate of Insurance: All Lessee insurance is to be carried by one or more insurance companies licensed to do business in California and approved by the County. County shall be named as an additional insured under the applicable liability policies and furnished duly executed certificate(s) and endorsement of all required insurance, together with satisfactory evidence of the payment of the premiums therefore, on the date Lessee first occupies the Premises and, upon renewals of such policies no less than thirty (30) days prior to the expiration of the term of such coverage. The insurance policies of Lessee shall further provide at least thirty (30) days advance written notice to County and Lessee of any material change, cancellation, non-renewal or changes averse to the interest of County or Lessee. It is expressly understood by Lessee that

the receipt of any required insurance certificate(s) by County hereunder does not constitute agreement that the insurance requirements of this Lease have been fully met or that the insurance policies indicated on the certificate are in compliance with all requirements of this Lease. Further, the failure of County to obtain certificates or other evidence of insurance from Lessee shall not be deemed a waiver by County. Nonconforming insurance shall not relieve Lessee of its obligation to provide the insurance specified herein. Non-fulfillment of the insurance conditions by Lessee hereunder may constitute a material breach of this Lease and County retains the right to suspend the Lease until proper evidence of insurance is provided or, in the continued absence of such insurance evidence, terminate this Lease, in County's sole discretion.

10c. Waiver of Subrogation: All policies shall expressly waive the underwriter's and insurance carriers' right of subrogation against County and/or its insurance carriers.

10d. Primary Insurance: Consistent with the indemnification provisions of this Lease, Lessee's insurance policies will respond on a primary basis, with any insurance carried by County to be construed as secondary or excess insurance.

10e. Lessee's Liability Not Limited: NOT WITHSTANDING THE PROVISIONS OF THIS SECTION, FOR PURPOSES OF THIS LEASE, LESSEE ACKNOWLEDGES THAT ITS POTENTIAL LIABILITY IS NOT LIMITED NEITHER TO THE AMOUNT OF LIABILITY INSURANCE COVERAGE IT MAINTAINS NOR TO THE LIMITED REQUIRED HEREIN.

11. Default and Remedies: This Agreement shall be breached if (a) Lessee shall default in the payment of any rental payment within five days of its due day; (b) Lessee shall default in the performance of any other covenant herein, and such default shall continue for ten (10) days after written notice thereof from County; (c) To the extent the Lessee is a corporation and shall cease to lawfully exist under the laws of the State of California; (d) a petition is filed by or against Lessee under the Bankruptcy Act or any amendment thereto (including a petition for reorganization or an arrangement; or (e) Lessee assigns its property for the benefit of creditors.

In the event of a breach of this Agreement by Lessee, County shall, at its option, and with notice to Lessee, have the right to terminate this Agreement and to enter into and upon the premises and expel the Lessee using such force as maybe reasonably necessary, without being deemed guilty of trespass, breach of peace or forcible entry and detainer, and Lessee expressly waives the service of any notice. Exercise by County of either or both of the rights specified above shall not prejudice County's right to pursue any other remedy available to County in law or equity. The receipt of money by County from Lessee after termination of the lease, the giving of notice to Lessee, or the commencement of suit prior to the receipt of such payment shall not waive or affect said notice, suit, or judgment.

12. Indemnify; Force Majeure: Lessee agrees to release, indemnify and hold County, its officers and employees harmless from and against any and all liabilities, damages, business interruptions, delays, losses, claims, judgments, of any kind whatsoever including all costs, attorney's fees, and express incidental thereto, which may be suffered by, or charged to, County arising out of the Lessee's use of the Premises or by reason of any loss of or damage to any property or injury to or death of any person arising out of or by reason of any breach, violation or non-performance by Lessee or its servants, employees or agents of any covenant or condition of the agreement or by any act or failure to act by those persons. County shall not be liable for its failure to perform this Agreement or for any loss, injury, damage or delay of any nature whatsoever resulting there from caused by an Act of God, fire, flood, accident, strike, labor dispute, riot, insurrection, war or any other cause beyond County's control.

13. Environmental Indemnification: Lessee shall indemnify, defend and hold harmless County (including County's subsidiaries, affiliates and parent company, as now or hereafter constituted), the Airport and their respective officers, directors, agents, customers, Lessees, contractors, subcontractors, invites, guests and employees from and against any and all claims (including, without limitation, third party claims from bodily injury or real or personal property damage), actions, administrative proceedings (including information proceedings), judgments, damages, punitive damages, penalties, fines, taxes and assessments, liabilities (including sums paid in settlement of claims), interest, impairments, losses, fees and expenses (including attorney's fees and expenses incurred in enforcing this provision or collecting any sums due

covenant, agreement, provision, condition, limitation, right or remedy. No term, covenant, agreement, provision, condition or limitation of this Lease to be kept, observed or performed by County or by Lessee, and no breach thereof, shall be waived, altered or modified except by a written instrument executed by County or by Lessee, as the case may be. No waiver of any breach shall affect or alter this Lease, but each and every term, covenant, agreement, provision, condition and limitation of this Lease shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.

21. Severability: If a provision hereof shall be finally declared void or illegal by any court or administrative agency having jurisdiction over the parties of this Agreement, the entire Agreement shall not be void, but the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the parties.

22. Agreements with United States: This lease shall be subordinate to the provisions of any existing or future agreement between County and the United States (hereinafter referred to as “Federal Agreement”) relative to the use, operation, or maintenance of the airport, the execution of which Federal Agreement has been or may now or hereafter be required as a condition precedent to the expenditure of Federal funds for the development of the airport, and Lessee hereby agrees that to the extent that any such Federal Agreement shall affect Lessee and its use of the leased premises and airport, Lessee shall act in compliance therewith.

Further, Lessee acknowledges that the County is subject to Federal Grant Agreement obligations as set forth on Exhibit “C” attached hereto and made a part hereof as if fully set forth at this point and Lessee shall act in compliance therewith.

IN WITNESS THEREOF, the parties have executed this Agreement as of the day and year first above written.


LESSOR: County of Siskiyou


By: _____ Date: _____
 Ed Valenzuela, Chair
 Board of Supervisors
 County of Siskiyou State of California

ATTEST:

Laura Bynum,
 County Clerk

By _____
 Deputy

DocuSigned by:
 LESSEE: Hanna Brothers Ranch, Inc.

 Date: 8/23/2023
BEF5996BDEE9406...
 Judd L. Hanna, Member

DocuSigned by:

 Date: 8/23/2023
BEF5996BDEE9406...
 Greg C. Hanna, Member

| Fund | Organization | Account | Amount | FY |
|------|--------------|---------|--------|-------|
| 5230 | 302040 | 531100 | 624.54 | 23/24 |
| 5230 | 302040 | 531100 | 652.11 | 24/25 |
| 5230 | 302040 | 531100 | 680.90 | 25/26 |
| 5230 | 302040 | 531100 | TBD | 26/27 |
| 5230 | 302040 | 531100 | TBD | 27/28 |



Dash Indicate Agricultural land

Exhibit A



X X X Indicate Non agricultural land

Exhibit B



Your Insurer:
Grange Insurance Association
 200 Cedar Street
 Seattle, WA 98121-1223
 800-247-2643
 www.grange.com

Agent # 54709
 TSM Insurance and Financial Services Inc
 Arrowhead Insurance Agency
 2781 Bechelli Lane
 Redding, CA 96002
 530-221-3031
 www.tsminsurance.com

AMENDED DECLARATIONS FARM & RANCH

Insured:

HANNA BROTHERS LLC
 PER NAMED INSURED ENDORSEMENT
 4707 HARTSTRAND RD
 ETNA, CA 96027-9743

Policy Number: 6288002936

Client ID: 338652

Policy Term: Effective Date: 03-08-2023

Expiration Date: 03-08-2024

12:01 a.m. at your mailing address shown on these declarations.

Effective Date of Change: 07-13-2023

Printed Date: 08-03-2023

Farming Activities: Field Crops, Livestock, Hay \$500,000 gross income; Beef cattle \$400,0

| REMARKS |
|--|
| Location Added Additional Insured Added |

| PREMIUMS | |
|-----------------------------|--------------|
| Total Policy Premium | \$ 16,676.00 |
| Change in Premium | \$ 0.00 |

| | Premium |
|--|--------------|
| Farm & Ranch Property Coverage | \$ 15,472.00 |
| Farm & Ranch Liability Coverage | \$ 1,204.00 |

FARM & RANCH

Grange Insurance Association

Insured: HANNA BROTHERS LLC**Effective Date:** 03-08-2023**Policy Number:** 6288002936**Printed Date:** 08-03-2023**Agent:** TSM Insurance and Financial Services Inc**LOCATIONS COVERED BY THIS POLICY**

| Location | Acres | Address |
|-----------------|--------------|---|
| 1 | 1,120 | 8325/8338 ISLAND RD ETNA, CA 96027 |
| 2 | 1 | 9407 EASTSIDE RD ETNA, CA 96027 |
| 3 | | 9409 EASTSIDE RD ETNA, CA 96027 |
| 4 | 1 | 2925 EASTSIDE RD ETNA, CA 96027 |
| 5 | 1 | 2706 EASTSIDE RD ETNA, CA 96027 |
| 6 | 1 | 2712 EASTSIDE RD ETNA, CA 96027 |
| 7 | 1 | 4707 HARTSTRAND RD ETNA, CA 96027 |
| 8 | 20 | APN #142-810-200 W MOFFETT CREEK RD FORT JONES, CA 96032 |
| 10 | 120 | 7411 ISLAND RD ETNA, CA 96027 |
| 11 | 21 | 8202 ISLAND RD ETNA, CA 96027 |

ADDITIONAL POLICY INFORMATION

This policy does not cover damage to your property caused by flooding. The federal government offers flood insurance through the National Flood Insurance Program to residents of communities that participate in its program. You can learn more about the National Flood Insurance Program at www.floodsmart.gov or by calling 888-379-9531. Your agent is a good resource for all your insurance needs and may be able to help you obtain this coverage.

This limit of liability for a dwelling (Coverage A) is based on an estimate of the cost to rebuild your home, including an approximate cost for the labor and materials in your area, and specific information that you have provided about your home.

FARM & RANCH

Grange Insurance Association

Insured: HANNA BROTHERS LLC**Effective Date:** 03-08-2023**Policy Number:** 6288002936**Printed Date:** 08-03-2023**Agent:** TSM Insurance and Financial Services Inc**COVERAGE FORMS**

| Form | Edition | Title |
|-------------|----------------|--|
| FR 9001 | 06 20 | Policy Declaration |
| F1000 | 01 16 | Farm Property - General Farm Property Provisions |
| F1001 | 05 07 | Farm Property - Basic Causes of Loss Form |
| F1002 | 02 14 | Farm Property - Broad Causes of Loss Form |
| F1003 | 01 16 | Farm Property - Special Causes of Loss Form |
| F1004 | 02 14 | Coverage A - Dwelling |
| F1005 | 01 94 | Coverage B - Other Private Structures Appurtenant to Dwellings |
| F1006 | 01 16 | Farm Property Coverage C - Household Personal Property Coverage Form |
| F1007 | 01 95 | Coverage D - Loss of Use |
| F1008 | 07 11 | Farm Property - Coverage E - Scheduled Farm Personal Property |
| F1010 | 10 12 | Farm Property Coverage G - Other Farm Structures |
| F2000 | 01 16 | Farming and Personal Liability Insurance |
| F2017 | 10 06 | Limited Farm Pollution Liability Extension Endorsement |
| F2023 | 01 16 | Motorized Vehicles Used for Farming Purposes |
| F2024 | 01 04 | Additional Insured - Farm Liability |
| F3000 | 01 94 | Common Policy Conditions |
| FL0407 | 01 04 | Additional Insured And Residence Premises |
| F9710 | 01 18 | Named Insured Endorsement |
| F1076 | 01 16 | Equipment Breakdown Enhancement Endorsement |
| FL1001 | 01 04 | Exclusion - Employment Related Practices |
| FL0488 | 01 04 | California Changes - Workers Comprehensive Residence Employees |
| F0137 CA | 02 20 | California Changes |
| IL 0104G CA | 07 20 | California Changes - Appraisal Condition |
| IL 0270G CA | 07 20 | California Changes - Cancellation And Nonrenewal |
| F2020 | 01 04 | Additional Residence Rented to Others |
| F1028 | 10 92 | Loss Payable Provisions |
| F9003 | 01 16 | Mortgage Clause |
| F1033 CA | 01 19 | California Replacement Cost - Household Personal Property |
| F1061 | 01 16 | Dwelling and Other Farm Structure Ordinance or Law Coverage |
| F0416 | 01 16 | Premises Alarm or Fire Protection System |
| F1030 | 01 16 | Peak Season Endorsement Scheduled Farm Personal Property |

EXCLUSION FORMS

| Form | Edition | Title |
|-------------|----------------|---|
| FL0116 | 01 04 | Exclusion - Migrant and Seasonal Agricultural Worker Protection Act |

ADVISORY NOTICES

| Form | Edition | Title |
|-------------|----------------|----------------------------|
| IL N 018 | 01 22 | California Fraud Statement |

FARM & RANCH LIABILITY COVERAGE

Grange Insurance Association

Insured: HANNA BROTHERS LLC**Effective Date:** 03-08-2023**Policy Number:** 6288002936**Printed Date:** 08-03-2023**LIMITS OF LIABILITY**

\$2,000,000 **General Aggregate Limit for the sum of:**
 H. Bodily Injury and Property Damage Liability, and
 I. Personal and Advertising Injury Liability, and
 J. Medical Payments

\$1,000,000 **Each Occurrence Limit for the sum of:**
 H. Bodily Injury and Property Damage Liability, and
 J. Medical Payments

\$1,000,000 **Each Occurrence Limit**
 I. Personal and Advertising Injury Liability

\$50,000 **Any One Fire (Premises Rented to Insured)**
 H. Fire Damage Liability

\$1,000 **Any One Person Limit**
 J. Medical Payments

Liability Premium \$448.00

Other Liability Coverages**Premium**

| | |
|---|----------|
| FL0407 Non-Farm Initial Residence Premises Address of Additional Residence: Loc 2 - 9407 Eastside Rd Etna CA 96027 | \$21.00 |
| FL0407 Non-Farm Initial Residence Premises Address of Additional Residence: Loc 4 - 2925 Eastside Rd Etna CA 96027 | \$21.00 |
| FL0407 Non-Farm Initial Residence Premises Address of Additional Residence: Loc 5 - 2706 Eastside Rd Etna CA 96027 | \$21.00 |
| FL0407 Non-Farm Initial Residence Premises Address of Additional Residence: Loc 6 - 2712 Eastside Rd Etna CA 96027 | \$21.00 |
| FL0407 Non-Farm Initial Residence Premises Address of Additional Residence: Loc 7 - 4704 Hartstrand Rd Etna CA 96027 | \$21.00 |
| Additional Farm Premises Location 2 9407 EASTSIDE RD ETNA, CA 96027-9754 | \$76.00 |
| Additional Farm Premises Location 4 2925 EASTSIDE RD ETNA, CA 96027-9705 | \$76.00 |
| Additional Farm Premises Location 5 2706 EASTSIDE RD ETNA, CA 96027-9705 | \$76.00 |
| Additional Farm Premises Location 6 2712 EASTSIDE RD ETNA, CA 96027-9705 | \$76.00 |
| Additional Farm Premises Location 7 4707 HARTSTRAND RD ETNA, CA 96027-9743 | \$76.00 |
| Additional Farm Premises Location 8 APN #142-810-200 W MOFFETT CREEK RD FORT JONES, CA 96032 | \$76.00 |
| F2020 Additional Residence Rented to Others - without permitted incidental occupancy Description of Residence: 1950 Tenant Occupied Dwelling Location of Residence: 3 9409 EASTSIDE RD ETNA, CA 96027-9754 Number of Families: 1 | \$59.00 |
| F2024 Additional Insured - Farm Liability: 1. Lessor of Land Name: Robert & Rita March Description and Location of Land: Loc 10 - 120 Acres at 7411 Island Rd Etna, CA 96027 | Included |

FARM & RANCH LIABILITY COVERAGE

Grange Insurance Association

Insured: HANNA BROTHERS LLC

Effective Date: 03-08-2023

Policy Number: 6288002936

Printed Date: 08-03-2023

| | | |
|--------|--|------------|
| F2024 | Additional Insured - Farm Liability: 1. Lessor of Land Name: Siskiyou County Description and Location of Land: Loc 11 - 21 Acres at 8202 Island Rd Etna, CA 96027 | Included |
| FL0488 | California Changes - Workers Compensation Residence Employees | \$5.00 |
| FL0488 | California Changes - Workers Compensation Residence Employees Number of Inservants: 1 | \$131.00 |
| | Other Liability Coverages Premium | \$756.00 |
| | Total Farm & Ranch Liability Premium | \$1,204.00 |

IL N 018 01 22

CALIFORNIA FRAUD STATEMENT

For your protection, California law requires the following to appear on this form: Any person who knowingly presents false or fraudulent information to obtain or amend insurance coverage or to make a claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison.

Base Rent

Tenant: Hanna Brothers SV1080

Total Square Footage: 21.00

Agricultural Lease

| Year of Lease | Lease Date | July- June | Initial Rate | Monthly Rent Payment | Total Rent Amount Per Year | Adjustment Factor |
|---------------|------------|---------------|--------------|----------------------|----------------------------|-------------------|
| 1st Year | 23/24 | | \$ 29.740 | \$ 52.045 | \$ 624.54 | 4.414% |
| 2nd Year | 24/25 | | \$ 31.053 | \$ 54.343 | \$ 652.11 | 4.414% |
| 3rd Year | 25/26 | | \$ 32.424 | \$ 56.742 | \$ 680.90 | 4.414% |
| 4th Year | | | TBD | TBD | TBD | TBD |
| 5th Year | | | | | | |
| 6th Year | | | | | | |
| 7th Year | | | | | | |
| 8th Year | | | | | | |
| 9th Year | | | | | | |
| 10th Year | | | | | | |