

FARM LAND LEASE

STATE OF Texas

COUNTY OF Milam

KNOW ALL MEN BY THESE PRESENTS THAT, Curtis Wagner & Gayle Moore, Lessor, does hereby lease and let unto Thomas Kostroun, Lessee, for general agricultural purposes, approximately Eight Six (86) acres of land, located on Farm # 287.3 R17848, XRET I.D. NO. A043-145-13400 LEGAL A0430, DePena, J. A., in MILAM County, Curtis Wagner & Gayle Moore owned by Lessor. In consideration of which Lessee hereby covenants with Lessor to pay Lessor \$2,000.00 per year, commencing January 1, 2011, with the first annual rental payment being due upon execution hereof and a like payment by January 31st of each subsequent year. The term of this lease shall begin on the date hereof, and shall expire when Lessor or Lessee provide a 60 Day written notice.

In the event of the failure by Lessee to promptly pay any of the annual rentals hereinafter set forth, then and in that event this lease shall automatically terminate and all rights herein granted shall be null and void.

Lessor or designee reserves the right of ingress and egress over and across the leased property to obtain access to adjacent lands. Lessor reserves all hunting and fishing rights to land.

In the event of the Lessor terminating the lease, the Lessee shall be able to harvest all growing crops, or be reimbursed monetarily for all expenses and labor for crops by Lessor.

WITNESS our respective signatures, on this the 28 day of June, 20 11.

Gayle M. Moore

Gayle M. Moore

Curtis W. Wagner
LESSOR

CW Wagner

Thomas Kostroun
LESSEE

Thomas Kostroun

P.S. BASED ON
CONVERSATIONS
WITH THE KOSTROUN'S,
I HAVE ALLOWED
THEM TO HAVE A DEER
BLIND ON OUR PROPERTY,
WHICH THEY WOULD
ALLOW US TO USE, IF
WE EVER WANTED TO.