

CASH FARM LEASE AGREEMENT

By this lease by and between Carl Hester Estate,
hereinafter called Lessor, and Richard Fuessel, hereinafter called Lessee, to
occupy and to use for agricultural purposes, 45 acres of cultivated land, more
or less, on FSA farm number 483; described below as:

**Per Milam County Appraisal District Account R25874
A0010 ACOSTA, JUAN JOSE, 45.309 ACRES**

Lessee agrees to pay Lessor \$1000.00 annual cash rent for the above described property beginning January 1, 2018. Lessee shall have the right to sub-lease cultivated land. Lessee shall farm the land in a diligent manner and utilize proper methods and techniques for weed and grass control for the cropland and pasture. This is a cash farm lease. All proceeds from the crop, crop insurance, government payments, etc. are the property of the Lessee.

The Lessor retains the right to enter the property for inspection. This contract shall continue in perpetuity unless modified by either party before June 1st of each year.

Executed on the 1st day of January, 2018.

Fran Wilms
Carl Hester Estate, Lessor

Administrator, Estate
of Carl T. Hester

Richard Fuessel
Richard Fuessel, Lessee