

**FARM LEASE AGREEMENT  
(Buildings Only)**

This Lease made the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_,

**BETWEEN:**

[INSERT NAME OF LANDLORD]  
of \_\_\_\_\_ [address]  
(the "Landlord")

**AND**

[INSERT NAME OF TENANT]  
of \_\_\_\_\_ [address]  
(the "Tenant")

In consideration of the rents, covenants and agreements hereinafter contained and reserved on the part of the Tenant, the parties hereby agree as follows:

**1. Property Description**

The Landlord hereby leases to the Tenant, to occupy and use for agricultural and related purposes, the following buildings situate upon that certain parcel or tract of land and premises situate, lying and being in the Township of \_\_\_\_\_, in the County, District or Region of \_\_\_\_\_, in the Province of Ontario and legally described as \_\_\_\_\_:

[describe buildings on the land, type, dimensions, stories, etc.]

(the "Leased Premises").

**2. Term**

*For a continuing lease, use this paragraph:*

This Lease shall be in effect for a period of \_\_\_\_ year(s) commencing on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and shall continue in effect from year to year thereafter as an annual lease, unless written notice of termination is given by either party to the other at least \_\_\_\_ days prior to expiration of this Lease or the end of any year of continuation.

*For a fixed term lease, use this paragraph:*

This Lease shall be in effect for a period of \_\_\_\_ year(s) commencing on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and terminating on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**3. Rental Payments and Property Expenses**

(a) *Annual Rental* - The annual rental due under this Lease is \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_) per year, which shall be paid as follows:

[set out how rental payments are to be made – if regular monthly payments, state "by regular monthly instalments of \$\_\_\_\_\_ on the first day of each month."

The Tenant shall pay the rent to the Landlord at the Landlord's address first given above, or such other address as the Landlord may notify the Tenant in writing from time to time.

(b) *Operational Expenses* - Expenses relating to the operation and day today maintenance of the Leased Premises shall be paid by the Tenant, except as set out below:

*Expenses Paid by Landlord (indicate \$ amount or percentage to be paid)*

[list] \$\_\_\_\_\_ or \_\_\_\_\_%

- (c) *Record of Expenses* - The Tenant will receive a record of expenses paid by the Landlord, and settlement will be made by mutual agreement or at the time that the final rent payment is due.

**4. Review of Lease**

*Use this paragraph for continuing leases only:*

A written request is required for a general review of the Lease or for consideration of proposed changes by either party, at least \_\_\_\_\_ days prior to the final date for giving notice to terminate the Lease as specified in Section 2.

**THIS IS A 4-PAGE FORM.**