

# NOTICE OF AVAILABILITY TO LEASE GOVERNMENT PROPERTY

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Notice No. **DACW41-19-B-RE-0012**

Dated: **December 7, 2018**

Located at **KANOPOLIS LAKE, KANSAS**  
For Hay, Crop, and Grazing Purposes Only

BID OPENING WILL BE CONDUCTED	
Date:	January 24, 2019
Time:	2:30 p.m.
Location:	Corps of Engineers, Kansas City District 635 Federal Building 601 East 12th Street Real Estate Division, Rm 613 (Map Room) Kansas City, Missouri 64106-2824

**\*\*Prospective Bidders are required to meet with Kanopolis Lake Project Personnel prior to bid opening. See paragraph 22 of the Land Use Requirements for more information.**

**Property to be Leased:**

Number of items: **5**

Usable acres: **1,001**

\*See exhibit "A" & "B" for future year useable acres

Term: **5 Crop/Hay/Grazing Seasons**

Beginning: **January 1, 2019**

Ending: **December 31, 2023**

**\*\* See attached application for details**

**Notice of Availability**  
For Leasing Property of the United States  
**Kanopolis Lake, Kansas**

Sealed applications, subject to the conditions and terms contained herein, will be received at the office of the District Engineer: Corps of Engineers Kansas City District, P.O. Box 15339, Kansas City, MO 64016-2824, until **January 23, 2019** for the leasing of the following described Government Property:

1. **INSPECTION INFORMATION.** Arrangements for an inspection of the lease units are to be made with the **Operations Manager, Kanopolis Lake Project Office, 105 Riverside Drive, Marquette, Kansas 67464**. It is the responsibility of each applicant to inspect the tract, read the attached lease (including the Land Use Requirements) and discuss any areas of concern with the Operations Manager.

2. **DESCRIPTION.** See attached maps for description of the property. The maps are believed to be correct, but any error or omission in the description of the property or on the maps shall not constitute any ground or reason for nonperformance of the provisions and conditions of the lease or claim by the lessee for any refund or deductions from the rental. All acreages stated in this Notice of Availability are approximate. Prospective applicants should verify the actual useable acreage for each lease unit.

3. **PURPOSE OF LEASING.** The property may be leased for **crop/hay production and grazing** as stated on the application sheet.

4. **AUTHORITY OF LAW.** The authority of law for the granting of this lease is Title 10, United States Code, Section 2667.

5. **TERMS AND CONDITIONS OF LEASING.**

a. **Form of Lease.**

(1) The successful applicant will be required to enter into a lease with the United States on the lease form attached hereto. The lease will be subject to any existing easements for electric power transmission lines, telephone or telegraph lines, water, gas, gasoline, oil, or sewer pipelines, or other facilities located on the property covered by said lease.

(2) Maintenance requirements contained therein are an integral part of the consideration for the tract, and failure to accomplish required maintenance could result in revocation of the lease for noncompliance.

b. **Term.** The leases will be for a term beginning **January 1, 2019** and for the duration specified on the application sheet.

**c. Combining Lease Units.** In the event an application is successful on more than one of the tracts advertised herein, they may be combined in one lease.

**d. Payments of Rental.**

(1) The multiple-year lease will provide for the payment of cash rental to the United States, **annually in advance of 1 January**, each year thereafter.

(2) Term Rental Payments, if the lease's rent for the entire term totals less than \$2,500 AND there are no rental abatements involved, **the lease may, at the government's option**, provide for the payment of cash rental to the United States for the entire term, in advance.

**e. Deposit Required for Annual and Term Rental.**

(1) **General:** No application will be considered unless it is accompanied with a separate deposit for each application. Such deposit must be in the form of a check or money order, payable to the FAO-USAED Kansas City. In the event of default by the successful lease applicant, that applicant's deposit may be applied by the Government to any Government loss, cost and expense occasioned thereby, including any incurred in leasing the property and any difference between the rent for another lease, if the latter amount is less. The applicant is liable for the full amount of damages sustained by the Government because of his default; such liability is not limited to the amount of the applicant's deposit. Deposits of unsuccessful lease applicants will be returned, without interest, as promptly as possible after rejection.

(2) **Annual Rental:** Each unit with an annual rental amount up to \$1,000.00 **AND** not requiring a first year Rental Offset will require a deposit of the full amount. Any application over \$1,000.00 annually OR any application on a lease unit requiring a first year Rental Offset will be approximately equal to but not less than ten (10) percent of the annual rental offered for each item, in order to guarantee that the applicant will enter into a written lease and pay the balance of the rental due within ten (10) days after receipt of written notice of acceptance of his application and a draft of lease for execution.

(3) **Term Rental:** Each unit with a term rental amount of \$2,500.00 or less and with no rental abatements involved with the lease, will require an application deposit of the full rental amount of the term, for each item, in order to guarantee that the applicant will enter into a written lease

**f. Reservations and Crop Limitations.** Lands comprising the project area were purchased with public funds primarily for flood control purposes. The recreational use of the project lands is also recognized. Utilization of these lands is administered as determined to be in the best interest of the public. It is anticipated that certain areas may be required for operational, recreational or other allocated purposes. In the event

that it becomes necessary during a season of the lease to remove and convert all or a portion of the leasehold to another use, an equitable adjustment will be made in the rental in accordance with applicable provisions of the lease.

**g. Warranty.** The property described herein will be leased subject to the provisions and conditions of the Notice of Availability and the attached lease form. The property is now subject to inspection by prospective applicants. Applicants are expected to inspect the property and form their own conclusions as to its suitability for their purposes. The failure of any applicant to make such inspection will not constitute grounds for any claim for adjustment or for the withdrawal of his application after the time of application opening. The Government makes no guaranty or warranty, either expressed or implied, with respect to the property. It is to be understood and agreed that there is no warranty of any character other than that expressly stated in this notice of availability.

**h. Award of Lease.** Leases will be awarded to the highest applicant who is responsive to this Notice of Availability, provided that the applicant is responsible, the application is reasonable, and it is in the interest of the United States to accept it. Identical offers will be decided by drawing lots. An award letter and a copy of the lease to be signed and returned by the Lessee, will be sent to the winning applicant.

**i. Acceptance of Applications.** All applications will remain open for acceptance or rejection for ten (10) days from the date of opening. Notice of award will be given as soon as practicable to the successful applicant or, to a duly authorized representative, in writing at the address indicated in the application.

**j. Rejection of Applications.** The right is reserved, as the interests of the Government may require, to reject, at any time any and all applications, to waive any informality in applications received, and to accept or reject any items of any application unless such application is qualified by specific limitation.

## **6. INSTRUCTION TO APPLICANTS.**

**a. Applicants Subject to These Terms.** All applications submitted shall be deemed to have been made with full knowledge of all the terms herein contained. Respondents are expected to inspect the property and form their own conclusions as to its suitability for the stated purposes.

**b. Application Format.** Applications must be submitted on the application form attached hereto, and must be accompanied with the Taxpayer Identification Form and the required deposit for each application.

**c. Qualification of Applicants.** Applications qualified on an "all or none" basis will not be accepted. Other qualifications on applications which deviate from the terms of the Notice of Availability will be rejected.

**d. Submission of Applications.** It will be the duty of each applicant to have the application delivered by the time and at the place prescribed in the Notice of Availability. If the application is returned by mail, it is recommended that the application be submitted by Special Delivery or Certified Mail with return receipt for verification of delivery date. If there is any doubt that the mailed application will not arrive at the Kansas City District office on the date and by the time stated in this Notice of Availability, then it should be delivered in person. Applications will be securely kept, unopened. No responsibility will attach for the premature opening of an application not properly addressed and identified. **Mailed bids must be received by January 23, 2019.**

**e. Marking and Sealing Applications.** The Notice of Availability number and application opening time must be plainly marked on the sealed envelope in which applications are submitted.

**Inner Envelope Label**

Notice No. DACW41-19-B-RE-0012 Date of opening: January 24, 2019 Time of opening: 2:30 PM	<b><u>SEALED BID. DO NOT OPEN</u></b>  US Army Corps of Engineers Kansas City District P.O. Box 15339 Kansas City, MO 64106
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**Outer Envelope Label**

(Your Return Address)	<b>Kanopolis Lake</b>  US Army Corps of Engineers Kansas City District P.O. Box 15339 Kansas City, MO 64106
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**f. Execution of Applications.** Each application must give a full address, telephone number, and email of the applicant and be signed with the applicant's usual signature. Any additional sheets shall be identified with the applicant's name. An application signed by an attorney or agent in behalf of the applicant shall be accompanied by an authenticated copy of the Power of Attorney, or other evidence of authority to act on behalf of the applicant. If the applicant is a corporation, the attached Corporate Certificate must be completed. If the application is signed by the secretary of the corporation, the Certificate must be signed by some other officer of the corporation under the corporate seal. In lieu of the Corporate Certificate, there may be attached to

the application copies of as much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

**g. Application Modifications, Withdrawals, or Late Applications.** The person whose duty it is to open the applications will decide when withdrawal of an application will be considered. Applications may be modified or withdrawn only by written requests received from applicants prior to the time fixed for opening. Negligence in preparing the application confers no right to withdraw the application after it has been opened. Applications, modifications, or withdrawals received after the time fixed for opening and before award is made will be considered if sent by special delivery or certified mail not later than the 7th calendar day prior to the date specified for receipt of applications or if sent by mail and it is determined by the Government that the late receipt was due solely to mishandling by the Government after receipt by said officer.

**h. Opening of Applications.** At the time fixed for the opening, application contents will be made public. Applicant Social Security numbers or Tax Identification numbers will not be made public.

**i. Default.** In the event that the successful responder fails to enter into a lease within thirty (30) days after receipt of Government notification that his/her offer has been accepted and receipt of a draft lease for execution, or in the event that the successful applicant fails to comply with the terms of this Notice, the Government may declare the applicant in default and retain the deposit as liquidated damages. The applicant may also be placed on the no-bid list which would preclude them from bidding on Lease Units in the future.

**j. Additional Information.** Arrangements for inspection, individual tract maps, additional copies of the notice, application sheets, or other additional information may be obtained from the District Engineer, Kansas City District, Corps of Engineers, Attn: Real Estate Division, 635 Federal Building, 601 East 12th Street, Kansas City, Missouri 64106-2824, or the Operations Manager, U.S. Army, Corps of Engineers, Kanopolis Lake, Kansas.

**k. Attendance to Bid Openings.** If you plan to personally attend the bid opening, please be aware that proper identification will be required to access to the Bolling Federal Building. All attendees possessing adequate identification must be escorted to the bid opening room by an employee of the Real Estate team. Please call 816-389-3059 or 816-389-3731 for an escort. The bid opening doors will close at 2:30 p.m.

**Application Form**

For Leasing Property Owned By The United States  
Kanopolis Lake, Kansas

**To:** District Engineer  
US Army Corps of Engineers  
Kansas City District  
P.O. Box 15339  
Kansas City, Missouri 64106

\_\_\_\_\_  
Date

**Dear Miss/Sir:**

The undersigned, in accordance with the **Notice for Availability, No. DACW41-19-B-RE-0012**, dated **December 7, 2018**, for the leasing of property at Kanopolis Lake, Kansas and subject to all the conditions and requirements thereof, which, so far as they relate to this application, are made a part of it, proposes to enter into a lease for the property below, and hereby agree(s) to pay the rental set out below:

**TERM:** The following 5 items are for **5** crop/hay/grazing seasons, with the first season beginning **January 1, 2019** and last season ending **December 31, 2023**. Please See Map and Section B and C for Special requirements for rotational haying requirements.

**NOTE:** All lease units are subject to the requirements set forth in sections A, B, and C of the "General Requirements" document.

Item	Lease Unit (LU)	Acreages			Bid Amount Per Year
		Crop	Hay	Pasture	
1	2/3/4	78.0	88.1	0	\$
2	5	11.8	23.5	0	\$
3	30A/31/36B	194.2	32.6	0	\$
4	47/48/50A	29.8 (alfalfa)	47.8	346.6	\$
5	68/74A	116.5	32.1	0	\$

Enclosed are separate money orders or checks, payable to Finance and Accounting Officer, U.S. Army Corps of Engineers, totaling \$\_\_\_\_\_ to cover the required deposit, which is full payment for each rental amount of up to and including \$1,000 and/or not less than ten percent (10%) deposit for each rental amount over \$1,000.

I (we) make this application with full knowledge of all the conditions and requirements herein-before set forth, and if this offer is accepted, I (we) agree to promptly execute an appropriate lease, which I (we) understand you will furnish me (us), and return all copies of the same to your office within ten (10) days from the date it is delivered to me (us). If I (we) fail or refuse to execute and return said lease as aforesaid, the Government may declare this application in default and deposit submitted within support hereof will be retained by the United States as liquidated damages.

**(Applications must be signed and returned)**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Street Address**

\_\_\_\_\_  
**City, State, and Zip Code**

\_\_\_\_\_  
**Email Address**

\_\_\_\_\_  
**Telephone No.**

\_\_\_\_\_  
**Date**

Note: If applying as a partnership, the names of the firm or partnership must appear above the signature. The application must then be signed by all of the partners or the application may be signed by any one of the partners as one of the firm, provided the names and addresses of all of the partners are listed on this application.



## CORPORATE CERTIFICATE

I, \_\_\_\_\_ (Name), certify that I am the  
\_\_\_\_\_ (Title) of the Corporation named as applicant herein; that  
\_\_\_\_\_ of said Corporation; who signed the said application on  
behalf of the Corporation, was known to me and was then \_\_\_\_\_  
(Title) of the Corporation. I further certify that the said officer was acting within the scope  
of powers delegated to this officer by the governing body of the corporation in executing  
said instrument.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Corporate Secretary or  
Appropriate Officer

(AFFIX CORPORATE SEAL)

**TAXPAYER IDENTIFICATION NUMBER**

**NAME:** \_\_\_\_\_

**LEASE NO:** \_\_\_\_\_  
(FOR OFFICIAL USE)

**PROJECT: KANOPOLIS LAKE, KANSAS**

**This Taxpayer Identification Sheet contains information subject to the Privacy Act of 1974 as amended.**

*ACCESS TO SOCIAL SECURITY NUMBERS- Notwithstanding section 552a of title 5, United States Code, creditor agencies to which a delinquent claim is owed, and their agents, may match their debtor records with the Social Security Administration records to verify name, name control, Social Security number, address, and date of birth.*

*Reference 31 U.S.C. § 7701 (c) each person doing business with a Federal agency must furnish to that agency such person's taxpayer identifying number and Section 4 of the Debt Collection Act of 1982 (Public Law 97-365, 96 Stat. 1749, 26 U.S.C. 6103 note).*

As required by law, please provide your "taxpayer identification number" in the space below. For individuals, this number is most likely your social security number. Corporations and other entities should also have a Tax I.D. number.

You are hereby notified that this taxpayer identification number will be used for purposes of *collecting and reporting on any delinquent amounts arising out of your relationship with the Army. Should delinquent amounts have to be written off, the number will be used to generate an IRS Form 1099-C reporting this as income to you.* In addition, should this office pay money to you that is considered income, the number will be used to generate an applicable IRS Form 1099.

This office may not conduct business with you unless such number is provided.

**Taxpayer identification number (SSN):** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Printed name:** \_\_\_\_\_  
(Failure to fill out the blanks will nullify the bid)

**DEPARTMENT OF THE ARMY  
LEASE  
FOR AGRICULTURAL OR GRAZING PURPOSES  
LOCATED AT  
KANAPOLIS LAKE, ELLSWORTH COUNTY, KANSAS**

**THIS LEASE**, made on behalf of the United States, between the **SECRETARY OF THE ARMY**, hereinafter referred to as the Secretary, and **LESSEE, LESSEE ADDRESS, LESSEE CITY, LESSEE STATE, LESSEE ZIP CODE**; hereinafter referred to as the Lessee,

**WITNESSETH:**

That the Secretary, by authority of Title 10, United States Code, Section 2667, and for the consideration set forth herein, hereby leases to the Lessee the property hereinafter identified as **LU 2/3/4, 5, 30A/31/36B/, 47/48/50A, 68/74A, containing approximately \_\_\_\_\_ acres**, as shown in **Exhibit "B"**, attached hereto and made a part hereof, hereinafter referred to as the premises, for **crop production purposes**, and in accordance with the land use requirements identified in **Exhibit "A"**, which is attached hereto and made a part hereof.

**THIS LEASE** is granted subject to the following conditions:

**1. TERM**

Said premises are hereby leased for a term of **five (5) crop seasons** beginning **January 1, 2019**, and ending **December 31, 2023**, but revocable at will by the Secretary.

**2. CONSIDERATION**

a. The Lessee shall pay cash rental in advance of **January 1, 2019** to the United States in the amount of \_\_\_\_\_ (**\$-----**), and thereafter annually by **January 1** to the order of the **"FAO USAED-Kansas City"**, and forwarded by the Lessee direct to **The USACE Finance Center, Kansas City District/G5, 5722 Integrity Drive, Millington, Tennessee 38054-5005**. Such cash rental shall be offset by the value of work items approved for abatement and accomplished by the Lessee for the maintenance, protection, repair, restoration, and improvement of the leased premises as described in the Land Use Requirements attached as **Exhibit "A"**.

b. All rent and other payments due under the terms of this lease must be paid on or before the date they are due in order to avoid the mandatory sanctions imposed by the Debt Collection Act of 1982, (31 U.S.C. Section 3717). This statute requires the imposition of an interest charge for the late payment of debts owed to the United States; an administrative charge to cover the costs of processing and handling delinquent debts; and the assessment of an additional penalty charge on any portion of a debt that

is more than 90 days past due. The provisions of the statute will be implemented as follows:

(1) The United States will impose an interest charge, the amount to be determined by law or regulation, on late payment of rent. Interest will accrue from the due date. An administrative charge to cover the cost of processing and handling each late payment will also be imposed.

(2) In addition to the charges set forth above, the United States will impose a penalty charge of six percent (6%) per annum on any payment or portion thereof, more than ninety (90) days past due. The penalty shall accrue from the date of delinquency and will continue to accrue until the debt is paid in full.

(3) All payments received will be applied first to any accumulated interest, administrative and penalty charges and then to any unpaid rental or other payment balance. Interest will not accrue on any administrative or late payment penalty charge.

### **3. NOTICES**

All correspondence and notices to be given pursuant to this lease shall be addressed, if to the lessee, to the addressee as shown on page one, and if to the United States, to the District Engineer, Attention: Chief, Real Estate Division, Kansas City District, Corps of Engineers, 635 Federal Building, 601 East 12th Street, Kansas City, Missouri 64106-2824 or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope, or wrapper, addressed as aforesaid, and deposited, postage prepaid, in a post office regularly maintained by the United States Postal Service.

### **4. AUTHORIZED REPRESENTATIVES**

Except as otherwise specifically provided, any reference herein to "Secretary", "District Engineer", "Operations Manager" or "said officer", include their duly authorized representatives. Any reference to "Lessee" shall include any sublessees, assignees, transferees, successors and their duly authorized representatives.

### **5. SUPERVISION BY THE DISTRICT ENGINEER**

The use and occupation of the premises shall be subject to the general supervision and approval of the District Engineer, Kansas City District, hereinafter referred to as said officer, and to such rules and regulations as may be prescribed from time to time by said officer.

### **6. APPLICABLE LAWS AND REGULATIONS**

The Lessee shall comply with all applicable Federal, state, county and municipal laws, ordinances and regulations wherein the premises are located.

## **7. CONDITION OF PREMISES**

The Lessee acknowledges that it has inspected the premises, knows its condition, and understands that the same is leased without any representation or warranties whatsoever and without obligation on the part of the United States to make any alterations, repairs or additions thereto.

## **8. TRANSFERS AND ASSIGNMENTS**

Without prior written approval of the District Engineer, the Lessee shall neither transfer nor assign this lease, nor sublet the premises or any part thereof, nor grant any interest, privilege or license whatsoever in connection with this lease. Failure to comply with this condition shall constitute a noncompliance for which the lease may be revoked immediately by the District Engineer.

## **9. COST OF UTILITIES**

The Lessee shall pay the cost, as determined by the officer having immediate jurisdiction over the premises, of producing and/or supplying any utilities and other services furnished by the Government or through Government-owned facilities for the use of the Lessee, including the Lessee's proportionate share of the cost of operation and maintenance of the Government-owned facilities by which such utilities or services are produced or supplied. The Government shall be under no obligation to furnish utilities or services. Payment shall be made in the manner prescribed by the officer having such jurisdiction.

## **10. PROTECTION OF PROPERTY**

The Lessee shall keep the premises in good order and in a clean, safe condition by and at the expense of the Lessee. The Lessee shall be responsible for any damage that may be caused to property of the United States by the activities of the Lessee under this lease, and shall exercise due diligence in the protection of all property located on the premises against fire or damage from any and all other causes. Any property of the United States damaged or destroyed by the Lessee incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by the Lessee to a condition satisfactory to said officer, or at the election of said officer, reimbursement shall be made therefor by the Lessee in an amount necessary to restore or replace the property to a condition satisfactory to said officer.

## **11. RENTAL ADJUSTMENT**

In the event the United States revokes this lease or in any other manner materially reduces the leased area or materially affects its use by the Lessee prior to the expiration date, an equitable adjustment will be made in the rental paid or to be paid under this lease. Where the said premises are being used for farming purposes, the Lessee shall have the right to harvest, gather and remove such crops as may have been planted or grown on said premises, or the District Engineer may require the Lessee to vacate immediately and, if funds are available, compensation will be made to

the Lessee for the value of the remaining crops. Any adjustment of rent or the right to harvest, gather and remove crops shall be evidenced by a written supplemental agreement, executed by the District Engineer; PROVIDED, however, that none of the provisions of this paragraph shall apply in the event of revocation because of noncompliance by the Lessee with any of the terms and conditions of this lease and in that event any remaining crops shall become property of the United States upon such revocation.

## **12. RIGHT TO ENTER AND FLOOD**

The right is reserved to the United States, its officers, agents and employees to enter upon the premises at any time and for any purposes necessary or convenient in connection with government purposes; to make inspections; to remove timber or other materials, except property of the Lessee; to flood the premises; to manipulate the level of the lake or pool in any manner whatsoever, and/or to make any other use of the lands as may be necessary in connection with government purposes, and the Lessee shall have no claims for damages on account thereof against the United States or any officer, agent or employee thereof.

## **13. INDEMNITY**

The United States shall not be responsible for damages to property or injuries to persons which may arise from or be incident to the exercise of the privileges herein granted, or for damages to the property of the Lessee, or for damages to the property or injuries to the person of the Lessee's officers, agents or employees or others who may be on the premises at their invitation or the invitation of any one of them, and the Lessee shall hold the United States harmless from any and all such claims not including damages due to the fault or negligence of the United States or its contractors.

## **14. RESTORATION**

On or before the expiration of this lease or its termination by the Lessee, the Lessee shall vacate the premises, remove the property of the Lessee and restore the premises to a condition satisfactory to said officer. If, however, this lease is revoked, the Lessee shall vacate the premises, remove said property and restore the premises to the aforesaid condition within such time as the said officer may designate or as otherwise specified by the provisions of the condition on **RENTAL ADJUSTMENT**. In either event, if the Lessee shall fail or neglect to remove said property and restore the premises, then, at the option of said officer, the property shall either become the property of the United States without compensation therefore, or the said officer may cause the property to be removed and no claim for damages against the United States or its officers or agents shall be created by or made on account of such removal and restoration work. The Lessee shall also pay the United States on demand any sum which may be expended by the United States after the expiration, revocation or termination of this lease in restoring the premises.

## **15. NON-DISCRIMINATION**

The Lessee shall not discriminate against any person or persons or exclude them from participation in the Lessee's operations, programs or activities conducted on the leased premises, because of race, color, religion, sex, age, handicap or national origin.

## **16. SUBJECT TO EASEMENTS**

This lease is subject to all existing easements, or those subsequently granted as well as established access routes for roadways and utilities located, or to be located, on the premises, provided that the proposed grant of any new easement or route will be coordinated with the Lessee, and easements will not be granted which will, in the opinion of the District Engineer, interfere with the use of the premises by the Lessee.

## **17. SUBJECT TO MINERAL INTERESTS**

This lease is subject to all outstanding mineral interests. As to federally owned mineral interests, it is understood that they may be included in present or future mineral leases issued by the Bureau of Land Management (BLM) which has responsibility for mineral development of Federal lands. The Secretary will provide lease stipulations to BLM for inclusion in said mineral leases that are designed to protect the premises from activities that would interfere with the Lessees operations or would be contrary to local law.

## **18. TERMINATION**

The Lessee may terminate this lease at any time by giving at least sixty (60) days notice thereof, in writing, to the District Engineer. In the case of such termination, no refund by the United States of any rental previously paid shall be made and payment in full of all rent becoming due during the period of notice will be required. In the event the effective date of termination occurs after the start of the grazing, planting or harvesting season as specified in the Land Use Requirements, any rent due for the balance of the annual term, or the rental due for the remaining term if the lease is for less than one year, shall be due and payable on or before the date of such termination.

## **19. PROHIBITED USES**

**a.** Certain soil conservation practices may be required by the Land Use Requirements which are identified as rental offsets. By acceptance of such offsets, the Lessee agrees that he will not accept any Federal or State cost-sharing payments or subsidies for the same soil conservation practices.

**b.** The Lessee shall not construct or place any structure, improvement or advertising sign or allow or permit such construction or placement without prior written approval of the District Engineer.

## 20. PROTECTION OF NATURAL RESOURCES

The Lessee shall use the premises in accordance with the attached Land Use Requirements and shall at all times:

a. Maintain the premises in good condition and free from weeds, brush, washes, gullies and other erosion which is detrimental to the value of the premises for agricultural purposes.

b. Cut no timber, conduct no mining operations, remove no sand, gravel or kindred substances from the premises;

c. Commit no waste of any kind nor in any manner substantially change the contour or condition of the premises except changes required to accomplish soil and water conservation measures as may be authorized by said officer.

## 21. DISPUTES

a. Except as provided in the Contract Disputes Act of 1978 (41 U.S.C. Sections 601-613) (the Act), all disputes arising under or relating to this lease shall be resolved under this clause and the provisions of the Act.

b. "Claim," as used in this clause, means a written demand or written assertion by the Lessee seeking, as a matter of right, the payment of money in a sum certain, the adjustment of interpretation of lease terms, or other relief arising under or relating to this lease. A claim arising under this lease, unlike a claim relating to this lease, is a claim that can be resolved under a lease clause that provides for the relief sought by the Lessee. However, a written demand or written assertion by the Lessee seeking the payment of money exceeding \$100,000 is not a claim under the Act until certified as required by subparagraph c.(2) below. The routine request for rental payment that is not in dispute is not a claim under the Act. The request may be converted to a claim under the Act, by this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

c. (1) A claim by the Lessee shall be made in writing and submitted to the District Engineer for a written decision. A claim by the Government against the Lessee shall be subject to a written decision by the District Engineer.

(2) For Lessee claims exceeding \$100,000, the Lessee shall submit with the claim a certification that:

(i) The claim is made in good faith;

(ii) Supporting data are accurate and complete to the best of the Lessee's knowledge and belief;



(iii) and The amount requested accurately reflects the lease adjustment for which the Lessee believes the Government is liable.

(3) If the Lessee is an individual, the certificate shall be executed by that individual. If the Lessee is not an individual, the certification shall be executed by:

(i) A senior company official in charge at the Lessee's location involved;  
or

(ii) An officer or general partner of the Lessee having overall responsibility of the conduct of the Lessee's affairs.

d. For Lessee claims of \$100,000 or less, the District Engineer must, if requested in writing by the Lessee, render a decision within 60 days of the request. For Lessee-certified claims over \$100,000, the District Engineer must, within 60 days, decide the claim or notify the Lessee of the date by which the decision will be made.

e. The District Engineer's decision shall be final unless the Lessee appeals or files a suit as provided in the Act.

f. At the time a claim by the Lessee is submitted to the District Engineer or a claim by the Government is presented to the Lessee, the parties, by mutual consent, may agree to use alternative means of dispute resolution. When using alternate dispute resolution procedures, any claim, regardless of amount, shall be accompanied by the certification described in paragraph c.(2) of this clause, and executed in accordance with paragraph c.(3) of this clause.

g. The Government shall pay interest on the amount found due and unpaid by the Government from (1) the date the District Engineer received the claim (properly certified if required), or (2) the date payment otherwise would be due, if that date is later, until the date of payment. Simple interest on claims shall be paid at the rate, fixed by the Secretary of the Treasury, as provided in the Act, which is applicable to the period during which the District Engineer receives the claim and then at the rate applicable for each 6-month period as fixed by the Treasury Secretary during the pendency of the claim. Rental amounts due to the Government by the Lessee will have interest and penalties as set out in the Condition on **CONSIDERATION**.

h. The Lessee shall proceed diligently with performance of the lease, pending final resolution of any request for relief, claim, appeal, or action arising under the lease, and comply with any decision of the District Engineer.

## 22. ENVIRONMENTAL PROTECTION

a. Within the limits of their respective legal powers, the parties to this lease shall protect the premises against pollution of its air, ground and water. The Lessee shall comply with any laws, regulations, conditions or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency, or any Federal, state, interstate or local governmental agency having jurisdiction to abate or prevent

pollution. The disposal of any toxic or hazardous materials within the premises is specifically prohibited. Such regulations, conditions or instructions in effect or prescribed by the said Environmental Protection Agency, or any Federal, state, interstate or local governmental agency are hereby made a condition of this lease. The Lessee shall not discharge waste or effluent from the premises in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.

**b.** The Lessee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs arising from activities of the Lessee, the Lessee shall be liable to restore the damaged resources.

**c.** The Lessee must obtain approval in writing from said officer before any pesticides or herbicides are applied to the premises.

### **23. HISTORIC PRESERVATION**

The Lessee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archeological, architectural or other cultural artifacts, relics, remains or objects of antiquity. In the event such items are discovered on the premises, the Lessee shall immediately notify said officer and protect the site and the material from further disturbance until said officer gives clearance to proceed.

### **24. SOIL AND WATER CONSERVATION**

The Lessee shall maintain, in a manner satisfactory to said officer, all soil and water conservation structures that may be in existence upon the premises at the beginning of or that may be constructed by the Lessee during the term of this lease, and the Lessee shall take appropriate measures to prevent or control soil erosion within the premises. Any soil erosion occurring outside the premises resulting from the activities of the Lessee shall be corrected by the Lessee as directed in writing by the District Engineer.

### **25. TAXES**

Any and all taxes imposed by the state or its political subdivisions upon the property or interest of the Lessee in the premises shall be promptly paid by the Lessee. If and to the extent that the property owned by the Government is later made taxable by State or local governments under an Act of Congress, the lease shall be renegotiated.

### **26. COVENANT AGAINST CONTINGENT FEES**

The Lessee warrants that no person or selling agency has been employed or retained to solicit or secure this lease upon an agreement or understanding for a commission, percentage, brokerage or contingent fees, excepting bona fide employees or established commercial or selling agencies maintained by the Lessee for the purpose of securing business. For breach or violation of this warranty, the United States shall have the right to annul this lease without liability or, in its discretion, to require the

Lessee to pay, in addition to the lease rental or consideration, the full amount of such commission, percentage, brokerage or contingent fee.

**27. OFFICIALS NOT TO BENEFIT**

No member of or delegate to congress or resident commissioner shall be admitted to any share or part of this lease or to any benefits to arise there from. However, nothing herein contained shall be construed to extend to any incorporated company if this lease is for the general benefit of such corporation or company.

**28. SEVERAL LESSEES**

If more than one Lessee is named in this lease, the obligations of said Lessees herein named shall be joint and several obligations.

**29. MODIFICATIONS**

This lease contains the entire agreement between the parties hereto, and no modifications of this agreement, or waiver, or consent hereunder shall be valid unless the same be in writing, signed by the parties to be bound or by a duly authorized representative and this provision shall apply to this condition as well as other conditions of this lease.

**30. DISCLAIMER**

This lease is effective only insofar as the rights of the United States in the premises are concerned. The Lessee shall obtain any permit or license which may be required by Federal, state or local statute in connection with the use of the premises. It is understood that the granting of this lease does not preclude the necessity of obtaining a Department of the Army permit for activities which involve the discharge of dredge or fill material or the placement of fixed structures in the waters of the United States, pursuant to the provisions of Section 10 of the Rivers and Harbors Act of 3 March 1899 (33 USC Section 403), and Section 404 of the Clean Waters Act (33 USC Section 1344).

**THIS LEASE** is not subject to Title 10, United States Code, Section 2662, as amended.

**IN WITNESS WHEREOF**, I have hereunto set my hand by authority of the Secretary of the Army, this \_\_\_\_\_ day of \_\_\_\_\_, **2019**.

\_\_\_\_\_  
**Kevin L. Bishop**  
Real Estate Contracting Officer  
Real Estate Division

**This Lease**, is also executed by the Lessee this \_\_\_\_\_ day of \_\_\_\_\_, **2019**.

\_\_\_\_\_  
Lessee  
Lessee Address  
Lessee City, State, Zip Code

**KANSAS CITY DISTRICT  
LAND USE REQUIREMENTS  
SECTION A  
GENERAL REQUIREMENTS**

**1. General.**

a. The Government, in striving to manage and protect environmental features on project lands, has developed the following Land Use Requirements. These requirements incorporate concepts of good land management and wildlife protection to promote sustained benefits to users of project lands. Inapplicable provisions by virtue of the granting clause of the lease are hereby deleted.

b. The Lessee agrees to furnish all equipment and labor and to conduct all farming operations in accordance with the lease, recognized principles of good husbandry, and the land use practices set forth herein. All operations shall be accomplished in a timely manner without further notice and **at no expense to the Government unless otherwise provided.**

c. The Lessee agrees to conduct all farming operations in accordance with the land use practices set forth herein and in accordance with the crop rotation plan attached hereto and made a part hereof; provided, however, that the crop rotation plan may be modified by the Operations Project Manager or their designated representative (hereinafter referred to as the "Corps representative") upon application of the Lessee, in the event of crop failure, or other unusual circumstances warranting such modification. Approval of requested modifications will be dependent on the requirements of the project and the Food, Conservation and Energy Act of 2008.

d. These Land Use Requirements (Exhibit "A") may consist of three sections:

Section A. General Requirements, which apply to all lake projects in the Kansas City District, Corps of Engineers.

Section B. Special Project Requirements, which allow the flexibility required for each project to develop specific programs to maximize project land use benefits.

Section C. Special Lease Unit Requirements, which itemize conditions and work requirements for specific lease units, which may vary from other lease units within the same projects.

**2. Access.**

a. Access to the lease units may not be available through Government-owned property. It shall be the Lessee's responsibility to secure access to the leased property.

b. Access will not be denied to Lessees of adjoining leaseholds. Access will be by the most advantageous route. Any conflict will be resolved by the Corps representative.

c. Prior to initial right-of-entry being granted to the leased property, the Lessee will present, in person, his award notice to the Corps representative so that the Lessee's management plan and the conditions of leasing may be mutually discussed.

3. **Control of Noxious Weeds and Other Undesirable Vegetation.**

a. An active and effective weed control program must be conducted on the entire leased area at the Lessee's expense. The Lessee may be permitted to remove undesirable vegetation from hay production areas, with prior written approval from the Corps representative.

b. If weeds listed as noxious under the State Noxious Weed Law are present, the Lessee shall prevent the spread of the noxious weeds, eliminate them from the leasehold, and prevent their re-infestation. Spray frequency and optimum dates will be those recommended by the local county extension office. Chemical treatment of noxious weeds must be approved in writing by the Corps representative and accomplished as recommended by the local county extension office. In the interest of restoration and/or improvement of the land through chemical treatment of noxious weeds, the Lessee may receive rental abatement for all or a portion of the cost of chemical, carrier and application used for the treatment. **The rental abatement shall not exceed 100 percent of the cost of the chemical, carrier and application, as may be approved by the Corps representative**, based on local market prices. To receive rental abatement under this provision, the Lessee must do the following:

(1) Prior to application of any chemical, the Lessee will contact the Corps representative.

(2) The Lessee, accompanied by the Corps representative, will inspect the area. If chemical treatment is needed, the Lessee and Corps representative will discuss the chemicals to be used, the rate, and method of application. Prior to the day of application of the chemicals, the Lessee will contact the Corps representative who will have the option of being present when the chemical is mixed and applied.

c. Should the Lessee fail to take appropriate action within seven days after notification by the Corps representative of a noxious weed problem, then appropriate control measures will be initiated by the Government. **The Lessee will then be assessed a charge that will not be eligible for rental abatement (actual expense to the Government) for all labor, equipment, and materials used in the weed control operation, and/or at the option of the Government, the lease may be revoked.**

d. Herbicides, insecticides, or other agricultural chemicals will be used only when there are no other practical alternative methods. Chemicals must be used in strict accordance with the manufacturer's label. The application of restricted use pesticides requires the written permission of the Corps representative prior to their use. The Lessee **will report** all chemical usage by November 30 of each year on the report form furnished by the Corps representative. Failure to report use of agricultural chemicals may result in revocation of the lease. All chemical containers must be removed from Government property for disposal.

4. **Public Use and Public Health.** The leasehold shall be managed for agricultural and wildlife purposes in a manner which is generally consistent with current and future public use and enjoyment, and which will preserve and enhance the scenic, scientific, aesthetic, historical, biological, and archeological resources. The Lessee will not discharge or apply any substance to the leasehold or operate it in any manner which would cause pollution to the ground water, surface waters, or air to the extent that it would be prejudicial to the health of human, animal, plant or aquatic life.

a. Should the Lessee have knowledge of or discover any archeological site and/or artifact of any nature whatsoever on the leasehold, the Lessee shall not destroy, remove, or otherwise disturb them and shall promptly notify the Corps representative or District Engineer, Kansas City District, of their location.

b. The construction of pit or trench silos and cutting or storage of silage on the leasehold is prohibited.

c. All seed and fertilizer bags, etc., will be removed from Government property for disposal.

d. In addition to complying with all applicable Federal, State, County, and Municipal laws, ordinances, and regulations, the Lessee shall immediately eliminate any unsanitary conditions, control rodent pests, and prevent the spread of disease.

5. **Grassland Management.** Areas with stands of desirable grass or legumes will not be plowed or destroyed. On leaseholds where the use is limited to hay or hay seed production, the use of annual forage varieties requiring seasonal tillage is not permitted. Conversion of introduced cool season grasses to native warm season grasses is encouraged. **Only water tolerant varieties will be considered for flood prone areas. It is required that flood killed grasslands be restored to the original condition. Labor, equipment and materials will be reimbursed through rental abatement for cost approved by the Corps representative as stated in paragraph 17 below.**

6. **Timber Management.** Timber removal is restricted to fallen trees and driftwood. A woodcutting permit and prior approval from the Corps representative is required for the Lessee and the general public. Standing trees will not be cut unless they constitute a danger to life or property. Permission may be granted by the Corps representative to remove such timber.

7. **Tillage Restrictions.** Tillage of croplands is not permitted within 150 feet of the multipurpose pool contour. Contour farming must be utilized to prevent soil erosion. No-till and minimum tillage methods are encouraged. Fall tillage is permitted only for the planting of winter wheat.

8. **Crop Residue Management.** In the interest of soil fertility and protection from wind and water erosion, the Lessee shall not remove crop residues. Such residues shall be left on the land and incorporated into the soil. Small grain, soybean, corn, and grain sorghum residues will not be incorporated into the soil before March 1 of the following year. Crops may be grown for seed or grain production only. Cutting of crops for silage is prohibited.

9. **Hay Production.** Hay production shall be conducted so as not to endanger the vegetative stand nor seriously deplete the carbohydrate root reserve, soil nutrients, or organic matter.

a. Hay will not be stacked or stored on the leasehold. All cut and/or windrowed grass will be promptly baled and all bales (including broken bales) will be removed from Government property within 14 days after baling. All equipment must be removed from the leasehold immediately after baling.

b. Cutting dates, frequency, and other limitations for warm season and cool season grasses are stated in Section B of these requirements.

10. **Changes in Crop Schedules and Haying Dates.** The Corps representative may approve changes in crop schedules and haying dates to adjust for conditions beyond the Lessee's control such as flooding, drought, etc. Approval of requested changes will be dependent upon requirements of the project and the Food, Conservation, and Energy Act of 2008. Upon approval, such changes should be documented and placed in Lessee's file at project office. Any changes substantially increasing the value of the lease must receive prior approval by means of a supplemental agreement to the lease.

11. **Burning.** Prescribed burning by the Lessee is prohibited on project lands unless authorized in Section B and by written permission from the Corps representative. Should the Corps representative determine that a burn of grassland is needed to improve wildlife habitat, he or she may authorize burning of the grassland by project personnel.

12. **Grazing.** The grazing and/or presence of cattle is prohibited on project lands unless authorized under Section B.



13. **Restoration of Fences - Government-Owned.** In addition to any other fence requirements stated herein, the Lessee may be required to restore Government-owned fences. **This is normally considered to be more than routine fence maintenance or repair and may qualify for rental abatement if written approval for the fencing is obtained from the Corps representative prior to starting. The written approval must be signed by the Corps representative and agreed to by the Lessee and shall include the number of feet of fence and the location indicated on a map along with the number and location of gates, if any are required. The dollar amount of reimbursement per foot for rental abatement purposes is to be included on the written approval. The reimbursement per foot is to be consistent with the local prevailing prices.** All Government-owned fence restoration will be done according to the specifications shown on Exhibit "C" attached. Completed fence restoration must be to the satisfaction of the Corps representative in order to qualify for rental abatement when allowed.

14. **Restoration of Gates - Government Property Line Fences Only.** When the Corps representative has determined that a gate on the Government property line is in need of repair and/or restoration, the Lessee will restore said gate to a new-like condition utilizing new material. Gates should conform to a design as shown on Exhibit "C" attached. Restoration of gates may qualify for rental abatement if written approval for the restoration of the gate(s) is obtained from the Corps representative prior to starting. The written approval must be signed by the Corps representative and agreed to by the Lessee and shall include the number of gates and their location on a map. The dollar amount per gate for rental abatement purposes is to be included on the written approval. The reimbursement per gate is to be consistent with local prevailing prices for gates. Completed gate repairs or installation(s) must be to the satisfaction of the Corps representative in order to qualify for rental abatement when allowed.

15. **Restoration of Field Accesses.** When the Corps representative has determined that access to a leased area has deteriorated to a point it hinders access to leasehold, the Lessee may be required to restore that portion of the access within the leased area. Rental abatement may be available if written approval is obtained from the Corps representative prior to starting. The written approval must be signed by the Corps representative and agreed to by the Lessee and shall include the location of the access indicated on a map, details as to what restoration is to be done, and the materials required.

16. **Special Land Management Practices.** When it is determined to be in the interest of the Government to carry out additional work requirements including, but not limited to, soil and water conservation, grass seeding (according to NRCS specifications), and wildlife habitat improvements, the Lessee may be reimbursed for a portion of the costs by abatement of rental due or to become due to the Government as provided in the lease. Prior to proceeding with the work, any such agreement will be reduced to writing. **Labor, equipment and materials will be reimbursed through rental abatement for cost approved by the Corps**

**representative as stated in paragraph 17 below. Total reimbursement under this or any other provision or condition of the lease shall not exceed the cash rental.**

**17. Procedures to Insure Credit of Rental Abatement for Work Performed.**

a. The Lessee shall perform the applicable work requirements in accordance with the provisions and schedules set forth, and when completed, the Lessee shall submit the following to the Corps representative for rental abatement by October 15:

1) An original set of invoices/receipts marked paid by vendor and labeled with the appropriate lease unit identification.

2) A written request for rental abatement.

b. Any discrepancies between the invoices/receipts and the work performed, such as minor non-returnable materials and, left over and returned items must be explained.

c. Rental abatement will be given in the form of credit to rentals due or to become due, and the total credit extended under this or any other provision shall never exceed the remaining cash consideration.

**18. Procedures to Insure Credit of Rental Offset for Work Performed.**

a. The Lessee shall hire a reputable vendor to perform the applicable work requirements in accordance with the provisions and schedules set forth, and when payment is made, the Lessee shall submit the following to the Corps representative for rental offset by October 15 (except in first year of lease, when submissions are required within 60 days of receipt of executed lease):

1) An original set of invoices/receipts marked paid by vendor and labeled with the appropriate lease unit identification.

2) A written request for rental offset.

b. All work must be completed before the planting of a spring crop, the harvesting of hay and/or the beginning of the annual grazing season.

c. Any discrepancies between the invoices/receipts and the work performed, such as minor non-returnable materials and, left over and returned items must be explained.

d. Rental offset will be given in the form of credit to rentals due or to become due, and the total credit extended under this or any other provision shall never exceed the remaining cash consideration.

19. **Land Use Requirements Violations.** In the event the Lessee violates one or more of the Land Use Requirements contained herein the Lessee will pay the Government upon demand \$1,000 administrative costs plus actual cost, in satisfaction of liquidated damages, an amount to be documented by the said officer and a bill for same will be presented to the Lessee.

20. **Highly Erodible Land Conservation and Wetland Conservation Programs.** The Food, Conservation and Energy Act of 2008 provides for highly erodible land conservation and wetland conservation. After January 1, 1990, all highly erodible land must have an approved conservation plan. An approved conservation plan for highly erodible cropland, if applicable, will be furnished to the Lessee for correction of any existing erosion problems. However, in the event the FSA, NRCS and/or Conservation District make revisions in the approved conservation plan, the government will not be held liable for said revisions nor the implementation of said revisions or for any damages suffered by the Lessee therefrom.

21. **Debris Removal due to High Water Events, Disasters and other Hardships.** When it is determined to be in the best interest of the Government to carry out debris removal caused by high water events, flooding, disasters or other hardships work requirements including, but not limited to, restoration of agricultural fields and access points may be authorized. The Lessee may be reimbursed for a portion of the costs by abatement of rental due or to become due to the Government as provided in the lease. Prior to proceeding with the work, any such agreement will be reduced to writing. Labor, equipment and materials if needed to develop and restore access points, will be reimbursed through rental abatement for cost approved by the Corps representative as stated in paragraph 17. **Total reimbursement under this or any other provision or condition of the lease shall not exceed the cash rental.**

## SECTION B

## KANOPOLIS LAKE PROJECT REQUIREMENTS

**22) REQUIRED MEETING PRIOR TO BIDDING**

- a)** All potential bidders must meet with project representative prior to placing a bid to discuss lease requirements and plans. Failure to meet with project representative will result in bid packet being denied and returned. Project representative can be contacted at 785-546-2294 to schedule a time to meet. It is suggested that Project representative be contacted at least 1 day prior to meeting day. **IT IS THE BIDDER'S RESPONSIBILITY TO ENSURE THAT THE MEETING IS SCHEDULED IN A TIMELY MANNER.**
- b)** Bids from current lessees not in good standing or in non-compliant status with current or expiring leases may not be accepted.

**23) Aerial Spraying.**

- a)** Aerial spraying of any kind (herbicide, fungicide, insecticide, etc) is prohibited without the prior authorization from the Project Representative. Upon the receipt of written permission, the lessee may aerial spray with the understanding that any and all damages that may be incurred by any and all other parties as a result of said spraying shall be the full and unconditional responsibility of the lessee.

**24) Cropland**

- a)** Crop Rotation: The lessee is required to submit a crop plan schedule to the Project Representative for approval prior to the crop season. *The lessee is encouraged to rotate crops, the primary criteria for approval is crop diversity.* Crop plan will follow any specific guidelines outlined in Section C for that specific lease.
- b)** No-Till: *Effective January 1, 2016, all new cropland leases will be required to practice "No-Till" farming.* Soil and stubble will not be tilled and crop residue will not be incorporated into the soil, swathed, or baled after harvest. Lessees utilizing row crops such as milo, sunflowers or corn must leave at least 12" of stubble after harvest. If tillage is required at some point in a lease, lessee must obtain written approval from the Project Representative before any ground disturbance.
- c)** Soybeans: Over wintering of soybean stubble will be prohibited without the written permission of the Project Representative. Soybeans may be planted if the lessee meets the following criteria: No-Till method of planting (Required), when followed by winter wheat or an approved cover crop (ex. Cereal rye, winter oats, winter barley, canola) and must be authorized in writing by the project office. *Soybeans will not be authorized in the final year of the lease.*
- d)** Swathing of traditional grain crops for hay will be prohibited, (ex. wheat, oats) so as to not disturb game bird broods and nests nearing end of incubation. Wheat shall be harvested at a minimum cutting height of twelve (12) inches. Utilization of a stripper header is recommended.
- e)** Alfalfa. Alfalfa is an authorized optional crop on all crop lands. If a portion of the lease is planted to alfalfa, no food plot required for those crop acres. If planting all fields of a single lease to alfalfa then the lessee will be required to plant 5% of the total crop ground acreage to a milo food plot, the food plot will be in the same location each year. This food plot requirement is waived if government requires all crop ground to be planted to alfalfa.

**f) Feed.** All new leases will be prohibited from planting Feed Sorghum and Sudan Grass into their crop rotation. Authorization will only be allowed if approved in writing by the Project Representative or Section C specifically allows it.

**g) Double Cropping.** Double Cropping is prohibited unless lessee has written agreement with Project Representative. Criteria for double cropping permission after wheat: *Short season milo or Sunflowers will be the only approved double crop and must be no till planted into existing wheat stubble.* Food plot requirement for double cropped milo or sunflowers is 10% of that field. Planting of Cover crops will not be considered double cropping as long as planted crop is not harvested.

**h) Cover Crops.** Cover crops provide benefits to both lessee and government. Lessee benefits may include but not limited to: moisture retention, weed suppression, and increased organic matter, and nutrients. Government benefits are increased erosion control, weed suppression, increased wildlife and pollinator habitat.

**i) Cover Crop use is encouraged on all cropland leases following the below criteria.**

**(1) Conditions of cover crop leases:**

- (a)** No-till planting method of crop and cover crops
- (b)** Cover crops must be included in the approved crop plan
- (c)** Cover crop plans and seed mixes must be approved by the Project Representative prior to purchase and planting. Criteria for cover crop approval will be mix diversity, and balanced benefits of erosion control, weed suppression, and wildlife/pollinator habitat.
- (d)** All expenses (seed, planting, pre and or post herbicide application, etc..) are the responsibility of the lessee (See part ii for abatement credit on summer cover crops)
- (e)** Cover crops cannot be harvested for hay/seed or grazed. When double crop sunflowers or milo is used in conjunction with cover crop (Section 22.g) lessee will cause minimal damage to cover crop while harvesting sunflowers.
- (f)** Cover crops will be terminated shortly prior to the next cash crop planting or when mutually determined that it is both lessee and government best interest (i.e. noxious weed issues)

**ii) All cropland leases incorporating an effective summer cover crop planting following wheat harvest will be eligible to receive a \$30/planted acre per year rental abatement credit.**

- (1)** Fall cover crops are still encouraged, but will not receive a rental abatement credit.
- (2)** Since there is mutual benefit to cover crops, the abatement is to assist with offsetting the cost of cover crop seed, planting, and any pre-planting herbicide applications. Abatement will only be eligible on years when cover crop is planted and will not be eligible in the last year of the lease as rent will be paid in full and no refunds will be given. Abatement will not exceed 100% of annual rent. Lessee will provide receipts, seed mixes, and date of planting to Project Representative to receive abatement. Continued abatements and use of cover crops on optional leases will be dependent on the success of cover cropping effort.
  - (a)** Example of an approved summer cover crop would be a mix of forage

brassica, sunflower, buckwheat, cow peas, spring peas, and clover. Estimated cost of seed will be \$15-20 per acre.

- (3) Summer cover crop will mostly winter kill, any remaining live vegetation will be terminated only prior to planting of the next year's cash crop.
- (4) NO FOOD PLOT REQUIREMENT FOR FIELDS PLANTED TO A SUMMER COVER CROP

**i) Five Percent Standing Crop or Food Plot Requirement, Lease Unit with Grains:**

In order to maintain a desirable environmental balance and to supplement the winter food supply for wildlife, each year the lessee will be required to leave 5% of the total crop acreage of the crop grown standing in the field.

- i) Each year, prior to harvest, Project Representative will flag the area or supply lessee with map estimates of crops to be left standing. The lessee shall notify the project office ten days prior to harvest so that the flagging can be scheduled.

**j) Every crop planted will have 5% of that field designated for wildlife.**

- i) When *small grains (wheat)* are planted, the 5% for that field will be added to the food plot portion of another row crop field.
- ii) If *sunflowers, soybeans, or corn* are planted then 5% of field will remain unharvested.
- iii) *Crop fields planted to alfalfa or milo will be excluded from the food plot requirement if other grain crops exist on the lease unit.*
- iv) *Summer Cover crop fields with substantial wildlife benefit and approved by project representative will be excluded from food plot requirements.*

- k) Vehicles and/or farm equipment will not be driven on or turned in the areas of unharvested or standing crops left for food plots. When winter wheat crop is planned for the following spring, lessee is allowed to plant through standing food plot acres.

- l) It is agreed to and understood by both parties that the food plot standing crops are the property of the Government from the date of planting until the first day of March after crop maturity. At this time (1 MARCH), the lessee may harvest the standing crop providing that the lease has not been terminated for any cause whatsoever.

**25) Hay Cutting Dates/Operations.**

- a. Cutting of warm season grasses will not commence prior to 1 July nor continue past 31 July. Warm season grasses are limited to one (1) cutting per year.
- b. To maintain the quality of the alfalfa crop, cutting will not be permitted after Sept 15.
- c. Bales may be stacked or stored on the leasehold as long as bales are stacked or stored only on cropland fields. Bales may not be stored on native grass, in or on trees and shrubs, or lands designated as wildlife lands, cultivated weed strips or habitat strips. *Bales from the previous year's cutting will be required to be removed from the property by 15 March.*

**26) Removal of Timber.**

- a. Timber removal is restricted to fallen trees and driftwood. Woodcutting permits and prior approval from the Project Representative is required for the lessee and the general public. Standing trees, even though they are dead, will not be cut; however, should standing timber constitute a danger to life or property, permission may be granted, at the Project Representative option, to remove such timber. The above policy applies to the general public as well as the lessee.
- b. As part of a timber stand improvement program, designated areas have been marked and are available for cutting under the wood cutting permit system. Permits may be issued by the Project Representative.

**27) Rental Abatement for Control of Noxious Weeds.** Upon prior approval by Project Representative, in accordance with Section A, Paragraph 17, the lessee shall receive rental abatement of 100 percent for the chemical, carrier and cost of application of the chemical on areas designated as other than agricultural (crop) fields, i.e., hay ground, grazing pastures, wildlife lands or field border areas. Rental abatement for control of noxious weeds within designated agricultural (crop) fields will not be allowed. To receive abatement, lessee will be required to submit a paid receipt from a contractor or an invoice with a pre-work agreed price with Project Representative.

**28) Wildlife Lands.** Areas not designated as cropland, hayland, or grazing lands will be referred to as wildlife lands. This may include, but not limited to: native grass plantings, habitat strips, tree plots, idle areas, perimeter hay strips, cultivated weed strips. Wildlife lands may not be utilized by the lessee for the purpose of mowing, plowing, haying, driving, turning or parking vehicles. At lessees' own expense and labor, the lessee will repair all damages done to such areas by the lessee.

**29) Burning** Upon request of the lessee, the Project Representative may, under justifiable conditions, approve burning for sound agricultural or wildlife management practices and for drift and crop residue clearing operations where no practical alternative exists. Burning operations must be in a manner which will not adversely affect wildlife food, cover and other environmental considerations and in accordance with applicable laws or ordinances. All necessary permits must be obtained in advance. The Project Representative may also request the lessee to cooperate in burning programs for improved agricultural or wildlife management practices. In either case, the Project Representative and the lessee will agree to the manner and time of burning, and the Project Representative will confirm the agreement, in advance, by a letter to the lessee. Prior to implementation of prescribed fires, including debris piles, the lessee will develop a site specific burn plan. Burn plans will include an action plan, risk hazard analysis and post burn report. The burn plan must be approved and filed with the Project Representative prior to fire ignition. The lessee will notify the Project Representative and the appropriate local authorities just prior to actual commencement of burning operations. The lessee will be responsible for any or all damages that are incurred by any and all parties as a result of any burning performed by the lessee.

Should the Project Representative determine that a burn of grassland is needed; the Project Representative may authorize burning of the grassland by project personnel or contractor.

**30) Grazing**

**a) Pasture Leases.** Lessees having grazing lease units will report the type of cattle, number of cattle, identifying characteristics and the day the pasture will be stocked. This information will be provided on the report form furnished by the Project Office prior to the start of each grazing season. *The Project Representative reserves the right to request cattle weight receipts prior to the stocking of cattle on the unit.*

**b) Grazing Season and Animal Unit Restrictions.**

**i)** On units designated for grazing, the season shall commence from April 15 through September 15 of each calendar year on land which has been fenced as required by paragraph d. below. *Grazing rates on specific pasture units shall not exceed the stocking rate designated by the Project Representative as outlined in Section C Special Land Use Requirements.* Animal units are intended to be cattle only, other animal species will need to be discussed with Project Representative prior to bidding.

**ii)** The lessee may be required to reduce or cease grazing if weather conditions and grazing pressure are endangering the vegetative cover, encouraging undesirable weeds, or will seriously reduce the next season's productivity. Animal units are defined by the following:

<b>(1)</b>	Short yearling, under 500 lbs.	0.6 animal unit
<b>(2)</b>	Long yearling, over 600 lbs.	0.7 animal unit
<b>(3)</b>	Stockers and replacement heifers:	
	<b>a.</b> 700 lbs.	0.8 animal unit
	<b>b.</b> 800 lbs.	0.9 animal unit
<b>(4)</b>	1000-1300 lb. cow	1.0 animal unit
<b>(5)</b>	1000-1300 lb. cow weaning a 400 lb. calf	1.0 animal unit
<b>(6)</b>	bull (mature)	1.7 animal unit
<b>(7)</b>	bull (yearling)	1.2 animal unit

**iii) Animal Unit Days** may be authorized in lieu of the grazing unit season to allow for more animals to graze for a shorter amount of time. Animal units and grazing seasons can be converted to animal unit grazing days. Grazing days "base" number will be noted in Section C for each pasture. This base number is used for calculating for length of stay with customized animal units. Each pasture season will not start prior to APR 15 and end past SEPT 15. Lessee will be required to provide a detailed plan of grazing with animal unit days and it must be approved by the Project Representative prior to cattle stocking. Failure to comply with approved plan or exceeding grazing limitations will result in animal unit days grazing option terminated and lease will return to the standard grazing season listed in Section C.



- c)** Grazing Distribution. An effective management tool to manipulate grazing patterns is the placement and movement of salt, minerals, supplements and oilers or rubbers. Minerals will not be placed within a ¼ mile near loafing or watering areas. The lessee will locate these items to encourage the cattle to move away from the overgrazed areas and onto the under-utilized grazing sites. Specific management practices may be required on selected grazing leases in Section C of these requirements.
- d)** Water. Wells or ponds may be constructed with prior written approval of the Engineer as to plans and location. Any capped or plugged well on the leasehold shall not be utilized without written permission from Project Representative. If the lessee abandons any well, in the event of imminent flooding or upon termination of the lease, or for any other reason, he shall safely and securely cap the opening in a permanent manner. The provisions in Section A paragraph 16 apply to the construction of ponds or spring improvements. The Government does not guarantee the quantity or quality of water, it is the responsibility of the lessee to ensure cattle have sufficient water sources.
- e)** Pasture Fencing. No grazing of any kind will be permitted prior to the repair and/or restoration of fences so as to restrain all cattle to the leasehold at all times. If straying of cattle should occur, the lessee will be required to remove all cattle from the pasture and repair the fence. When the fence repairs have been completed to the satisfaction of the Project Representative and upon his approval the lessee may place the cattle back on the leasehold.
- i)** Fence Maintenance repairs and/or relocation of existing fences shall be at the expense of the lessee. Relocation of any existing fence must be approved by the Project Representative, prior to commencing work on the fence. All new materials used in repairs of Government-owned fences during the term of lease as a result of normal maintenance will not be removed, but shall remain in place and become the property of the Government upon expiration, revocation, or other termination of the lease.
- ii)** Non Maintenance Fence repairs and new fence shall be constructed or repaired by a contractor and lessee will be subject to 100% rental abatement for the work. Non maintenance repairs are described as replacement of highly degraded fence materials such as braces, gates, and extensive stretches of highly degraded fence. Fence exhibiting the lack of routine repairs/maintenance will not be considered as non-routine repairs abatement. During the grazing season, it will be up to the lessee to maintain the fence needing non-routine repair until an appropriate repair/replacement is completed by the contractor. All non-maintenance repairs must be reported to the project representative immediately to ensure that repairs can be scheduled in a timely manner. All non-maintenance repairs/replacements will be coordinated and agreed upon by the Project Representative prior to work being started.

iii) Government-owned pasture permanent fences will, as a minimum, be maintained consisting of four barbed wires stretched taut and securely fastened to sturdy line posts spaced not greater than one (1) rod apart with adequate corner posts and brace assemblies. **Fence maintenance shall conform to the specifications as shown on Exhibit "C" attached.**

f) Feed. In an effort to decrease the risk of introducing invasive species such as Johnson grass and Old world bluestems, the only feed that can be brought onto leased pastures is alfalfa. Feed is only authorized to lure cattle during or directly prior to transporting from pastures or pasture paddocks.

**31) Gate Entrances.** On leaseholds where access gates or cables restrict vehicle access into leasehold, the lessee is required to keep the gates closed and locked at all times year round. Lowering the fence/cable, damaging fence products will be grounds for lease termination. Project staff have installed combo locks and combination will be provided to lessee. Failure to keep the lock combination code limited to authorized individuals only will be grounds for lease termination.

**32) Equipment on Leases.** No equipment will be stored on lease premises in excess of 14 days without written permission from the Project Representative.

a) Chemical and fuel storage. Any long term (more than 24 hrs) bulk chemical or fuel storage on project lands must have secondary containment in the event of a tank or container rupture. Lessee will be responsible for damage and costs to repair in the event of a spill.

b) Equipment cleaning: any cleaning of equipment debris, chemical, fertilizer, partial hay bales, etc is prohibited in non-cropland acres (i.e. hay and native grass areas). Cost to repair damages will be the responsibility of the lessee at fault.

**33) Field Access and Restoration.** For those leaseholds that have driftwood, other debris, or damage which may impede lease operations, clean-up and repair activities may be authorized with rental abatements available if it is in the government's best interest and restoration will be completed by a contractor agreed upon by the project representative. In no instance will the Lessee proceed with any work without the written approval of the Project Representative. Work not coordinated with the project representative can be cause for lease termination or no rental abatement authorized.

## SECTION C

## SPECIAL LEASE UNIT REQUIREMENTS

33. **GRAZING ROTATION AND ANIMAL UNITS ALLOWED ON GRAZING LEASES: #47/48/50A:**

Lease Unit	Year	Animal Units	Season	Grazing Days Base
#47/48/50A		33	APR 15 - SEPT 15	4950
	2019		PL-1 to PL-2=June 14 PL-2 to PL-3=July 17 PL-3 to PL-4=August 19	
	2020		PL-4 to PL-3=May 12 PL-3 to PL-2=June 14 PL-2 to PL-1=July 16	
	2021		Same as 2019	
	2022		Same as 2020	
	2023		Same as 2019	

34. **Required Alfalfa, Lease Unit 47/48/50A:** Lease will be required to plant/maintain alfalfa crop. Alfalfa was planted in Fall of 2017. If lessee decides to replant or plant alfalfa, they will be allowed one grain crop rotation to prepare for a new planting. This must be included in crop plans and agreed upon by the project representative. NO FOOD PLOT REQUIRED.35. **Required Crop Rotation, Lease Unit #2/3/4; #5; #30A/31/36B; #68/74:**

The lessee will implement a crop rotation plan that rotates crops at midpoint of term to discourage crop disease, Johnson grass and Shatter cane infestation. The lessee is required to submit a 5-year crop plan prior to the first crop season. Project Representative oversees all plans and changes without written permission are prohibited. *See Section B for Cover crop requirements and abatement credit.* Required crop plans are as follows:

- a. **Lease Unit #2/3/4** Lease Unit has 3 crop fields. Lessee is required to develop a crop rotation that allows 1 field to overwinter in wheat stubble and 1 milo stubble annually. The remaining field is lessee's choice while in compliance with Section B/C. Alfalfa is allowed.
- b. **Lease Unit #5** Lease Unit has 2 crop fields. Crop rotation allowing 1 field to overwinter with corn/milo/wheat stubble unless forage cropped. Forage crops maybe allowed with a 5% food plot remaining unharvested overwinter. Forage crop types include alfalfa, millet, oats, and barley. Sudan grass will not be authorized.

- c. **Lease Unit #30A/31/36B** Lease Unit has 6 crop fields. Lessee is required to develop a crop rotation that allows 2 fields to overwinter in wheat stubble and 2 corn/milo/sunflower stubble annually. The remaining 2 fields are lessee's choice while in compliance with Section B/C. Alfalfa is allowed.
- d. **Lease Unit #68/74A** Lease Unit has 6 crop fields. Lessee is required to develop a crop rotation that allows 2 field to overwinter in wheat stubble, 1 corn/sunflower stubble, and 1 milo stubble annually. The remaining 2 fields are lessee's choice while in compliance with Section B/C. Alfalfa is allowed.

36. **Authorized Rotational Haying: Lease Unit #2/3/4; #5; #30A/31/36B; 47/48/50A; #68/74:**

- a. The lessee may harvest hay from designated hay land areas in accordance with the following schedule under restrictions stated in Section B:

Lease Unit	Years to Hay	Hayfield Number	Acres
<b>#2/3/4</b>	2019, 2022	HL – 2, 4, 5, 9	21.5
	2020, 2023	HL – 3, 7, 8	36.3
	2021	HL – 1, 6	30.3
<b>#5</b>	2020, 2022	HL-1, 2	23.5
<b>#30A/31/36B</b>	2019, 2022	HL – 1, 3	14.6
	2020, 2023	HL – 2, 4, 5	18.0
<b>#47/48/50A</b>	2019, 2022	HL – 1	27.9
	2020, 2023	HL – 2, 3	20.0
<b>#68/74</b> 20.4	2021, 2023	HL – 2	
	2019, 2022	HL – 1, 3	11.7

- b. The Project Representative reserves the right to allow hay harvesting on leases not listed in the schedule above or on leases above during unscheduled years.

37. **The failure of the lessee to comply with any of the above stated land use regulations shall be considered grounds to revoke the lease.**

38. **RENTAL ABATEMENT/OFFSET PROJECTS:**

- a. **As stated in Section A, 10% of bid will be sent along with bid documents. Successful bidder will use the remaining 90% of the 1<sup>st</sup> years rent** for rental offset projects that will be coordinated by Project Representative with the lessee. Paid invoices and receipts from rental offset projects submissions are required within 60 days of receipt of executed lease. See Section A paragraph 18. The remaining years rent will have rental abatement projects.

- b. If abatement does not equal (90% of the 1<sup>st</sup> years rent) or (100% of the subsequent years) then lessee will be required to submit a check for the remainder to FAO-USAED Kansas City. See Section A paragraph 18e.
- c. **Be advised that in the first year (2019) of the lease, lessee will pay any remaining first year rent within 60 days of lease award through rental offset. Lessee will “pre-pay” up to 100% of the second year (2020) rent through rental abatements by October 15, 2019. BE ADVISED: in the first year of the lease, the lessee may pay up to 200% of the annual rent before October 15, 2019 due to this “pre-pay system”. LESSEE WILL NOT PAY MORE THAN ALL LEASE YEARS WORTH OF ANNUAL RENT ON LEASE. *There will be no work requirements in the last year of the lease.***
- d. Due to quality of work concerns on abatement projects, the Lessee will be required to hire or purchase from a USACE approved contractor or vendor to complete the annual rental offsets/abatements.
- e. Due to the multitude of issues that arise during work projects and the potential magnitude of consequences of miscommunicated instructions or plans, the coordination with contractors will be completed by project representative to ensure projects are completed properly. This relieves the lessee from liability of incorrectly completed abatement projects and the damages that may arise.
- f. All contractors hired to perform work on a Kanopolis Lake Project Lease shall be insured and carry appropriate licenses.
- g. All rental abatement projects are mandatory unless project representative has deemed unnecessary to complete. Due to the unknown bid amounts or abatement project costs during the development of these requirements, the project representative may not pursue some rental abatement projects.

**2019 Lease Unit Rental Abatement Projects**

**LU #2/3/4**

***Herbicide supply purchase***

Lessee will be responsible for purchasing and delivery of herbicide for application by the Project Representative or contractors on wildlife area lands. Project Representative will provide a list of herbicides and quantities prior to ordering. **Rental Offset is authorized; Not To Exceed 90% of 1<sup>st</sup> years rent; work to be completed within 60 days of lease award notification.**

**LU #2/3/4**

***Wildlife area road improvements***

Lessee will be responsible for hiring a contractor to maintain road ways on wildlife area. Maintenance activities may include grading, rock spreading, and mowing of roadside ditches. Project representative will provide details and needs. **Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #5**

***Fence Supply and Construction***

Lessee will be required to hire a contractor for the purpose of constructing new fence, gates, braces and/or the purchasing of fencing supplies such as heavy duty t-posts, barb wire, and gates. All construction will be in accordance to Exhibit C unless specified otherwise by the Project Representative. The project office will distribute these materials to lease areas for installation throughout the wildlife area. A Project Representative will coordinate, provide locations, dimensions, and type/quantities. **Rental Offset is authorized; Not To Exceed 100% of annual rent; work to be completed 60 days after lease award.**

**LU #5**

***Fence Supply and Construction***

Lessee will be required to hire a contractor for the purpose of constructing new fence, gates, braces and/or the purchasing of fencing supplies such as heavy duty t-posts, barb wire, and gates. All construction will be in accordance to Exhibit C unless specified otherwise by the Project Representative. The project office will distribute these materials to lease areas for installation throughout the wildlife area. A Project Representative will coordinate, provide locations, dimensions, and type/quantities. **Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #30/31/36B**

***Habitat Seed purchase and planting***

Lessee will be responsible for purchasing habitat seed and planting of native grass and wildlife habitat. Project Representative will provide type and quantities prior to purchase. **Rental Offset is authorized; Not To Exceed 100% of annual rent; work to be completed 60 days after lease award.**

**LU #30/31/36B**

***Wetland Development***

Lessee will hire an experienced contractor to develop a wetland on wildlife area lands. Work to be completed may consist of, but not limited to wetland structure material purchase, dirt work (to include excavator, scraper, dozer, and small equipment operation), and finishing work (habitat planting, erosion control, etc...). Design plans and coordination will be provided by the Project Representative. **Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #47/48/50A**

***Fence Supply and Construction***

Lessee will be required to hire a contractor for the purpose of constructing new fence, gates, braces and/or the purchasing of fencing supplies such as heavy duty t-posts, barb wire, and gates. All construction will be in accordance to Exhibit C unless specified otherwise by the Project Representative. The project office will distribute these materials to lease areas for installation throughout the wildlife area. A Project Representative will coordinate, provide locations, dimensions, and type/quantities. **Rental Offset is authorized; Not To Exceed 100% of annual rent; work to be completed 60 days after lease award.**

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**LU #68/74**

***Herbicide supply purchase***

Lessee will be responsible for purchasing and delivery of herbicide for application by the Project Representative or contractors on wildlife area lands. Project Representative will provide a list of herbicides and quantities prior to ordering. **Rental Offset is authorized; Not To Exceed 90% of 1<sup>st</sup> years rent; work to be completed within 60 days of lease award notification.**

**LU #68/74**

***Wetland Development***

Lessee will hire an experienced contractor to develop a wetland on wildlife area lands. Work to be completed may consist of, but not limited to wetland structure material purchase, dirt work (to include excavator, scraper, dozer, and small equipment operation), and finishing work (habitat planting, erosion control, etc...). Design plans and coordination will be provided by the Project Representative. **Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**2020 Lease Unit Rental Abatement Projects**

**LU #2/3/4**

***Wildlife area herbicide applications***

Lessee will be responsible for hiring a contractor to apply herbicide treatments to roadways, parking lots, and accesses on wildlife area. Project representative will provide details and needs. **Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #5**

***Fence Supply and Construction***

Lessee will be required to hire a contractor for the purpose of constructing new fence, gates, braces and/or the purchasing of fencing supplies such as heavy duty t-posts, barb wire, and gates. All construction will be in accordance to Exhibit C unless specified otherwise by the Project Representative. The project office will distribute these materials to lease areas for installation throughout the wildlife area. A Project Representative will coordinate, provide locations, dimensions, and type/quantities. **Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #30/31/36B**

***Wetland Development***

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**LU #47/48/50A**

***Fence Supply and Construction***

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**Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #68/74**

***Fence Supply and Construction***

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**Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**2021 Lease Unit Rental Abatement Projects**

**LU #2/3/4**

***Invasive plant removal***

Lessee will be responsible for hiring a contractor to mechanically and/or chemically remove invasive plants. Project representative will provide locations and methods.

**Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #5**

***Fence Supply and Construction***

Lessee will be required to hire a contractor for the purpose of constructing new fence, gates, braces and/or the purchasing of fencing supplies such as heavy duty t-posts, barb wire, and gates. All construction will be in accordance to Exhibit C unless specified otherwise by the Project Representative. The project office will distribute these materials to lease areas for installation throughout the wildlife area. A Project Representative will coordinate, provide locations, dimensions, and type/quantities.

**Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #30/31/36B**

***Invasive plant removal***

Lessee will be responsible for hiring a contractor to mechanically and/or chemically remove invasive plants. Project representative will provide locations and methods.

**Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #47/48/50A**

***Fence Supply and Construction***

Lessee will be required to hire a contractor for the purpose of constructing new fence, gates, braces and/or the purchasing of fencing supplies such as heavy duty t-posts, barb wire, and gates. All construction will be in accordance to Exhibit C unless specified otherwise by the Project Representative. The project office will distribute these materials to lease areas for installation throughout the wildlife area. A Project Representative will coordinate, provide locations, dimensions, and type/quantities.

**Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #68/74**

***Fence Supply and Construction***

Lessee will be required to hire a contractor for the purpose of constructing new fence, gates, braces and/or the purchasing of fencing supplies such as heavy duty t-posts, barb wire, and gates. All construction will be in accordance to Exhibit C unless specified otherwise by the Project Representative. The project office will distribute these materials to lease areas for installation throughout the wildlife area. A Project Representative will coordinate, provide locations, dimensions, and type/quantities.

**Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**2022 Lease Unit Rental Abatement Projects**

**LU #2/3/4**

***Wildlife area road improvements***

Lessee will be responsible for hiring a contractor to maintain road ways on wildlife area. Maintenance activities may include grading, rock spreading, and mowing of roadside ditches. Project representative will provide details and needs.

**Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #5**

***Fence Supply and Construction***

Lessee will be required to hire a contractor for the purpose of constructing new fence, gates, braces and/or the purchasing of fencing supplies such as heavy duty t-posts, barb wire, and gates. All construction will be in accordance to Exhibit C unless specified otherwise by the Project Representative. The project office will distribute these materials to lease areas for installation throughout the wildlife area. A Project Representative will coordinate, provide locations, dimensions, and type/quantities.

**Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #30/31/36B**

***Invasive plant removal***

Lessee will be responsible for hiring a contractor to mechanically and/or chemically remove invasive plants. Project representative will provide locations and methods.

**Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #47/48/50A**

***Fence Supply and Construction***

Lessee will be required to hire a contractor for the purpose of constructing new fence, gates, braces and/or the purchasing of fencing supplies such as heavy duty t-posts, barb wire, and gates. All construction will be in accordance to Exhibit C unless specified otherwise by the Project Representative. The project office will distribute these materials to lease areas for installation throughout the wildlife area. A Project Representative will coordinate, provide locations, dimensions, and type/quantities.

**Rental abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by September 30.**

**LU #68/74**

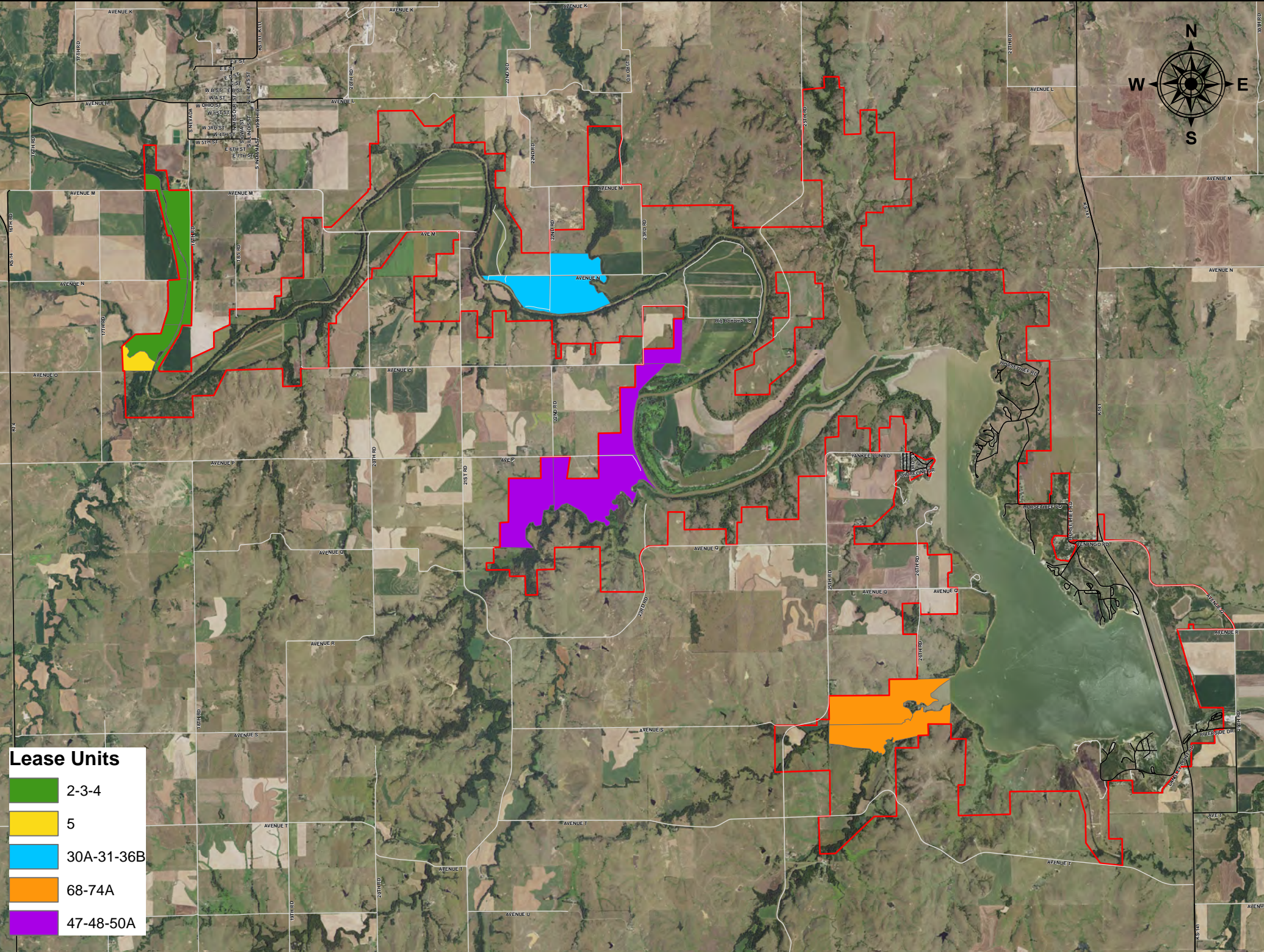
***Access and Lease Improvements***

Lessee will be required to hire a contractor to repair or construct wildlife area accesses, ponds, spring tanks. A list of work areas and work details will be provided by the project representative. The project representative shall meet with the hired contractor and conduct a pre-work site visit.

**Rental Abatement is authorized; Not To Exceed 100% of annual rent; work to be completed by 30 September.**



## LEASE LOCATION MAP



## Lease Units

2-3-4

5

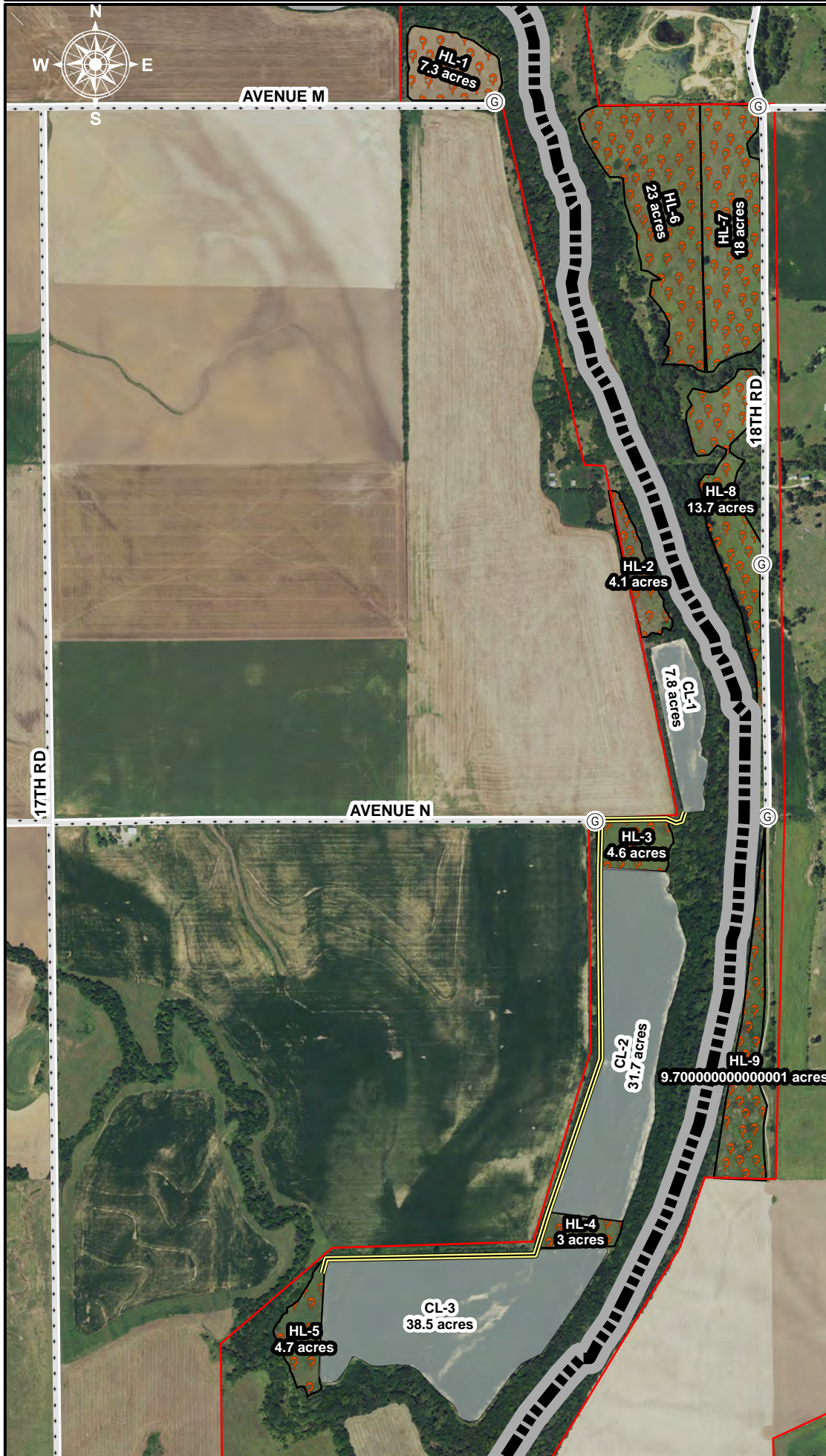
30A-31-36B

68-74A

47-48-50A



# Lease Unit 2/3/4 5 year lease



**LEGAL DESCRIPTION**  
Parts of Sections 2, 11 Township 16 South,  
Range 8  
Kanopolis Lake Project  
Ellsworth County, Kansas

**ACREAGES & ABBREVIATIONS**  
(HL) Hayland.....88.1 Acres  
(CL) Cropland.....78.0 Acres

**REQUIREMENTS**  
Crop Rotation  
One field to overwinter in wheat stubble annually  
One field to overwinter in milo  
5% food plot

**Rotational Haying**  
HL-2, 4, 5, 9 - 2019, 2022  
HL-3, 8 - 2020, 2023  
HL-1, 7 - 2021

**Rental Abatements:**  
2019 Herbicide supply purchase  
-----Fence Construction  
2020 Wildlife area road improvements  
2021 Wildlife area herbicide applications  
2022 Invasive plant removal

**ADDITIONAL NOTES:**  
ACCESS PATHS THROUGH CL-2&3  
MAY BE USED BY PROJECT OR  
CONTRACTORS EVEN IF CROPS ARE  
PLANTED ON IT. ACREAGES DO NOT  
INCLUDE PATHS.

HL-9 IS RESTORATION AREA,  
PORTIONS OF HAYLAND ARE HEAVY  
ON FORBS AND SHRUBS.

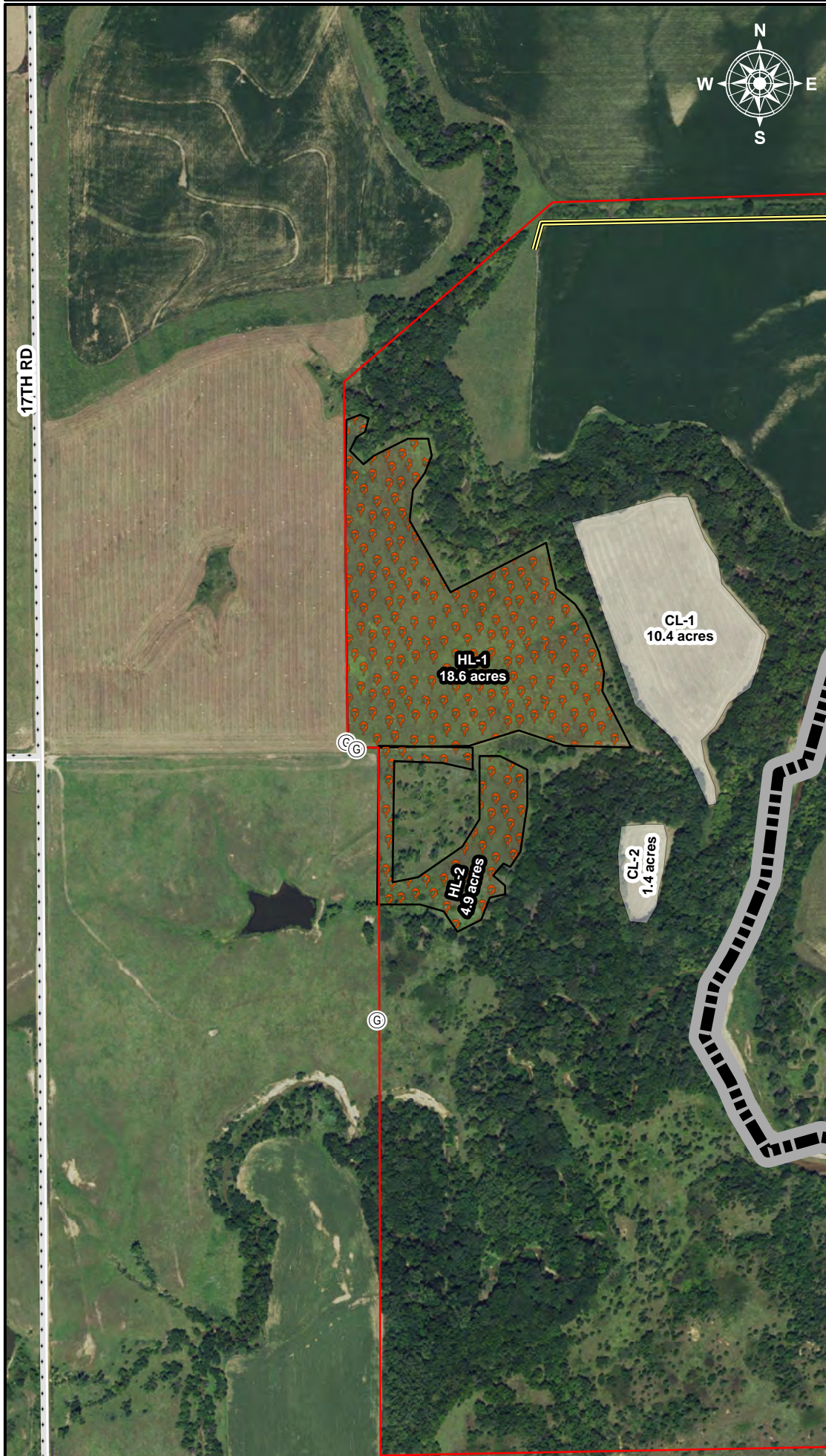
## Legend

- ⓐ Gates
- Access Trail
- Roads
- Boundary
- Cropland
- Hayland
- Smoky Hill River

0 0.050.1 0.19 0.29 0.38  
Miles



# Lease Unit 5 5 year lease



**LEGAL DESCRIPTION**  
 Parts of Sections 11 and 14 Township 16 South,  
 Range 8  
 Kanopolis Lake Project  
 Ellsworth County, Kansas

**ACREAGES & ABBREVIATIONS**  
 (HL) Hayland.....23.5 Acres  
 (CL) Cropland.....11.8 Acres

## REQUIREMENTS

Hayland  
 Rotational Haying  
 2020, 2022

Cropland  
 See Section B/C  
 Hay forages permitted upon approval of  
 project manager.  
 5% foodplot applies to all crops except for  
 alfalfa.

## Rental Abatements:

2019 Fence Supply and Construction  
 -----Fence Supply and Construction  
 2020 Fence Supply and Construction  
 2021 Fence Supply and Construction  
 2022 Fence Supply and Construction

## ADDITIONAL NOTES:

ACCESS THROUGH PRIVATE LANDS  
 ONLY. BIDDERS MUST ACQUIRE  
 ACCESS PERMISSION PRIOR TO  
 BIDDING. GOVERNMENT DOESN'T  
 GUARANTEE ACCESS.

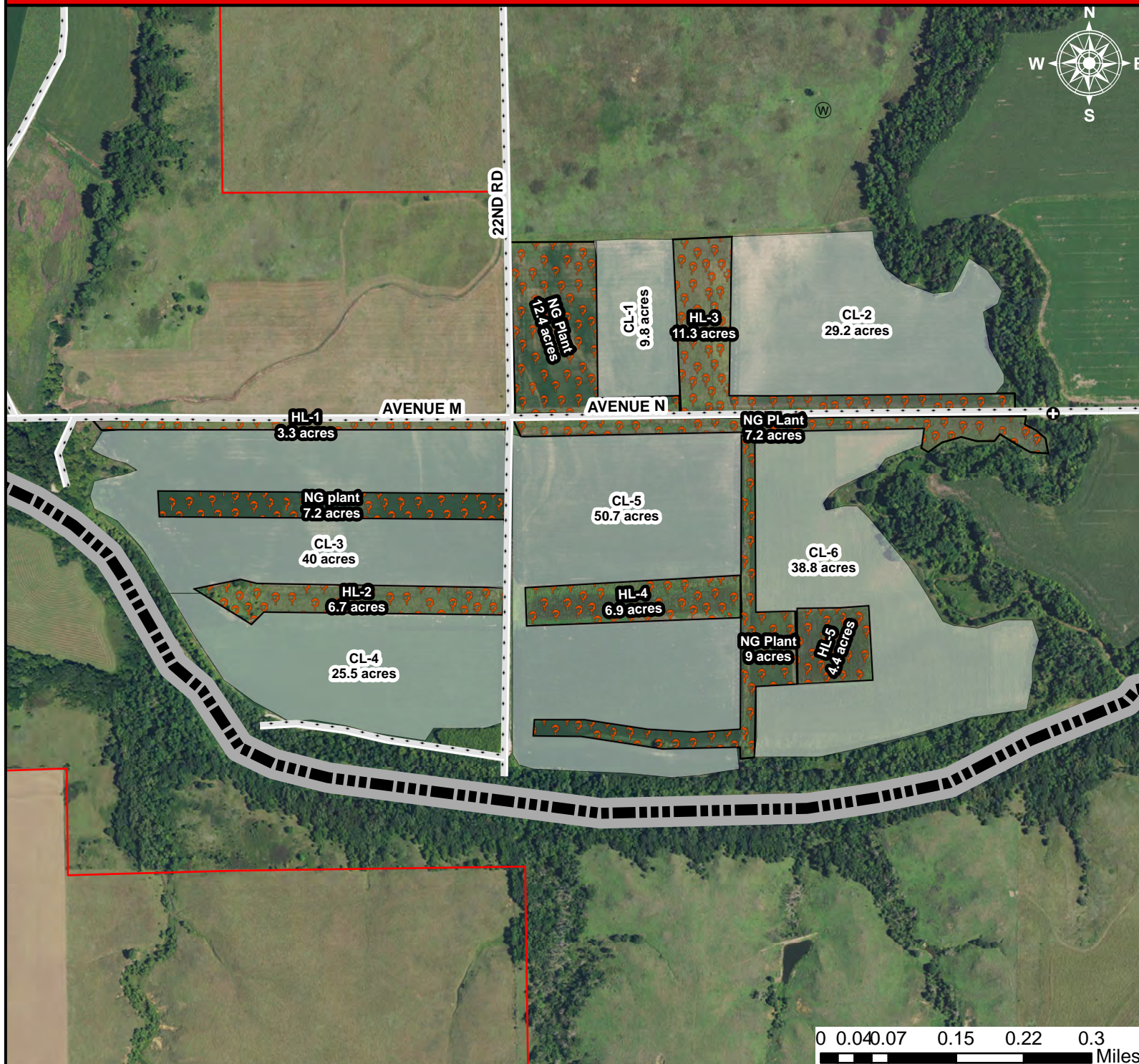
## Legend

⊙ Gates      □ Cropland  
 — Access Trail      □ Hayland  
 — Roads      — Smoky Hill River  
 □ Boundary

0 0.03 0.05 0.1 0.15 0.2  
 Miles



# Lease Unit 30A/31/36B 5 year lease



**LEGAL DESCRIPTION**  
Parts of Sections 3,4,9,10 Township 16 South,  
Range 7  
Kanopolis Lake Project  
Ellsworth County, Kansas

**ACREAGES & ABBREVIATIONS**  
(HL) Hayland.....32.6 Acres  
(CL) Cropland.....194.2 Acres

**REQUIREMENTS**  
Crop Rotation  
2 field to overwinter in wheat stubble annually  
2 field to overwinter in milo/sunflowers/corn

5% food plot

Rotational Haying  
HL-1 & 3 - 2019, 2022  
HL-2 , 4, 5 - 2020, 2023

Rental Abatements:  
2018 Habitat Seed purchase and planting  
-----Wetland Development  
2019 Wetland Development  
2020 Invasive plant removal  
2021 Invasive plant removal

**ADDITIONAL NOTES:**

Known Noxious Weeds  
Johnson Grass in cropland and crop edges

## Legend

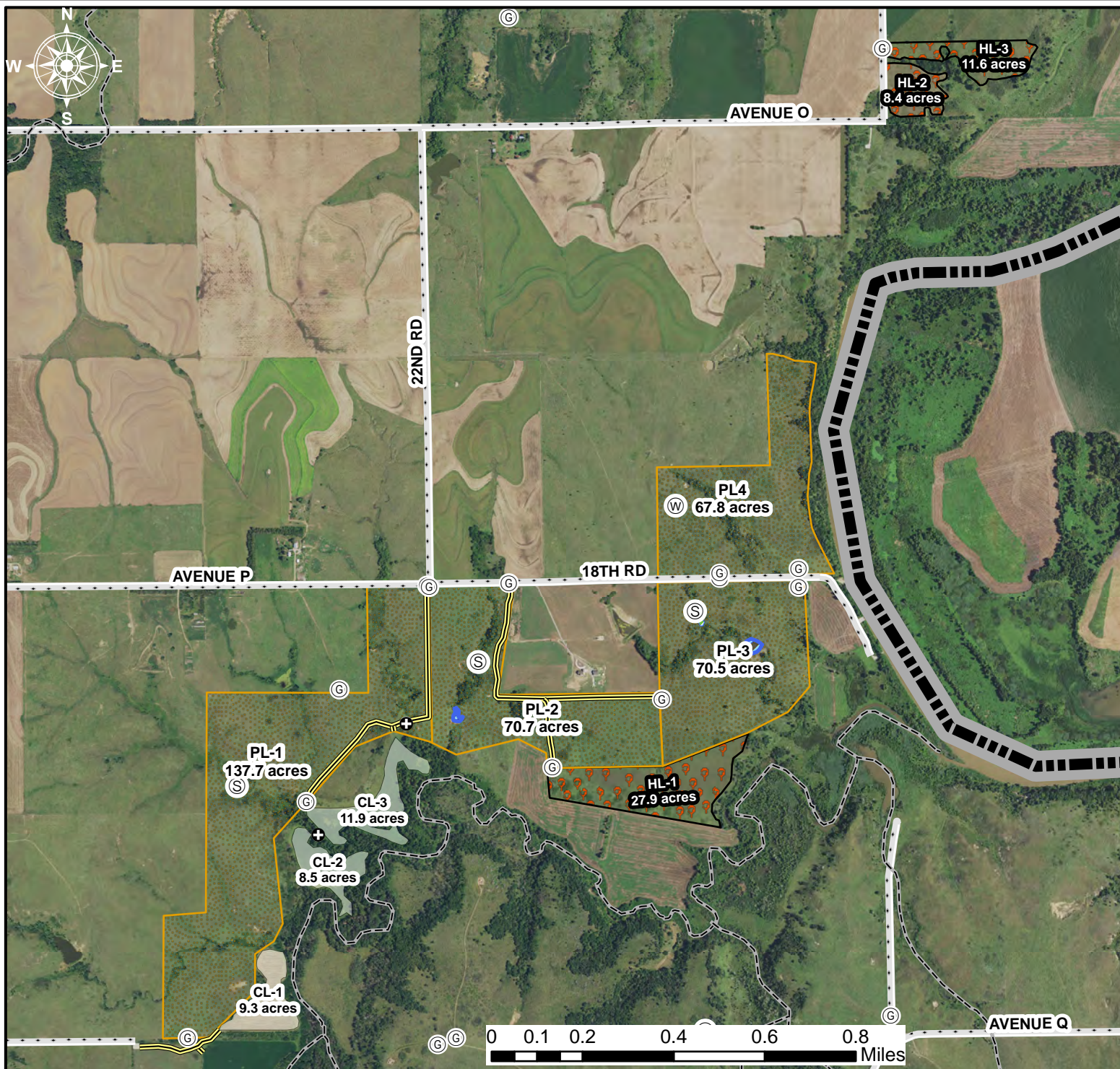
- ⊕ Low water Crossing
- Roads
- Boundary
- Cropland
- ▨ Hayland
- ▬ Smoky Hill River

0 0.04 0.07 0.15 0.22 0.3  
Miles

Exhibit "B"



# Lease Unit 47/48/50A 5 year lease



**LEGAL DESCRIPTION**  
Parts of Sections 11,15,21,22 Township 16 South,  
Range 7  
Kanopolis Lake Project  
Ellsworth County, Kansas

**ACREAGES & ABBREVIATIONS**  
(PL) Pastureland.....346.6 Acres  
(CL) Cropland.....29.8 Acres (Alfalfa)  
(HL) Hayland.....47.8 Acres

**REQUIREMENTS**  
Alfalfa crop maintained on all cropland  
No Foodplot required

**Rotational Grazing**  
Animal Units = 33 animal units APR 15 - SEPT 15  
2019 PL-1 to PL-2=June 14  
PL-2 to PL-3=July 17  
PL-3 to PL-4=August 19

2020 PL-4 to PL-3=May 12  
PL-3 to PL-2=June 14  
PL-2 to PL-1=July 16

2021 - Same as 2019  
2022 - Same as 2020  
2023 - Same as 2019

**Rotational Haying**  
HL-1 2019, 2022  
HL-2 & 3 2020, 2023

**Rental Abatements:**  
2019 Fence Supply and Construction  
Wetland Development  
2020 Fence Supply and Construction  
2021 Fence Supply and Construction  
2022 Fence Supply and Construction

**ADDITIONAL NOTES:**  
-All crop land planted to Alfalfa in Fall 2017

-Lease unit 49/50B will access crop land through 50A  
pasture cells

**Known Noxious Weeds**  
Musk Thistle (isolated location within pastures) PL1  
and 4

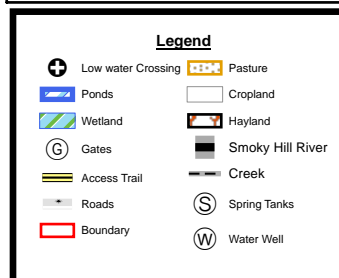
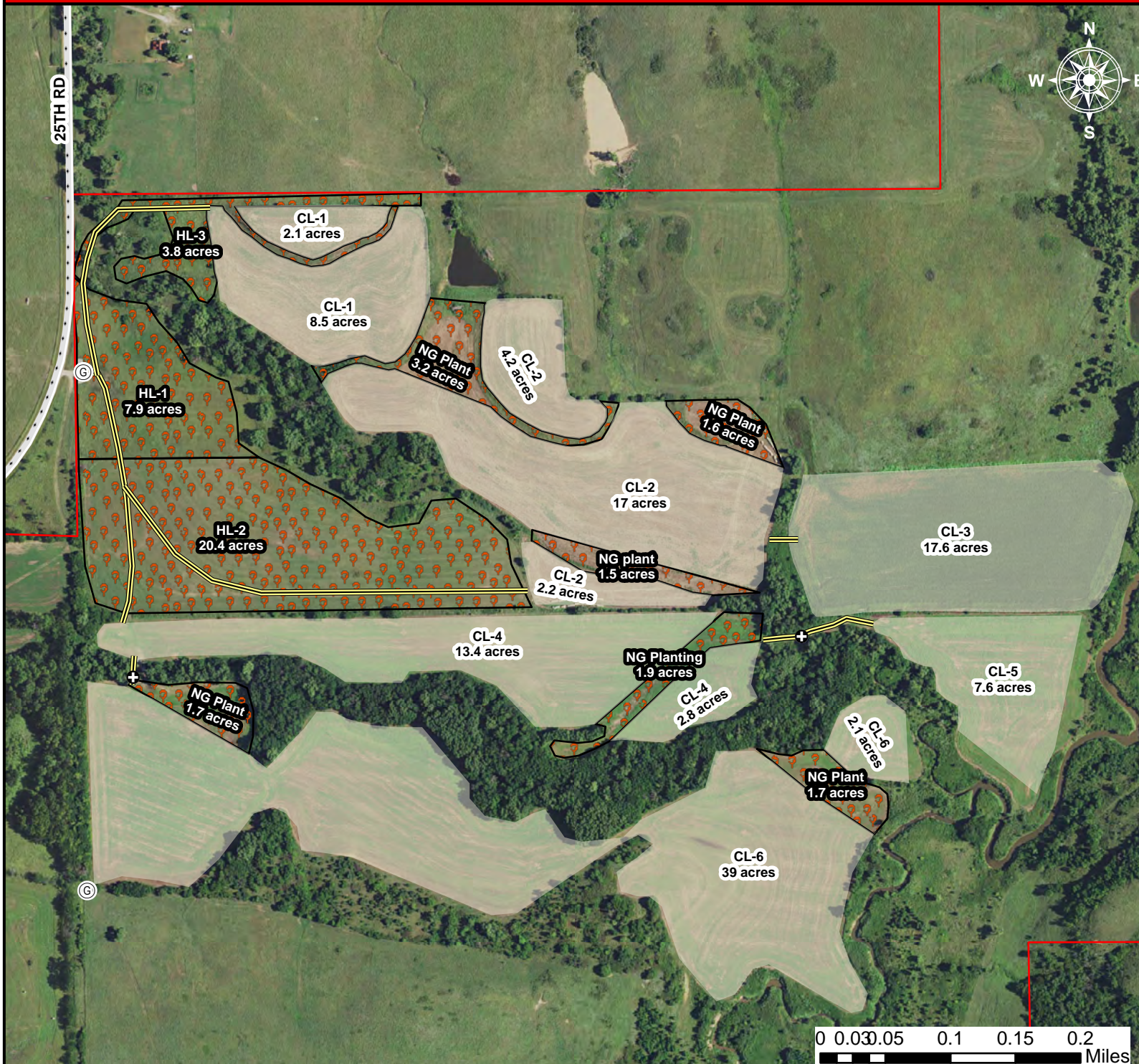


Exhibit "B"



# Lease Unit 68/74A 5 year lease



**LEGAL DESCRIPTION**  
Parts of Sections 31 Township 16 South, Range 6 and Section 6 of Township 17, Range 6  
Kanopolis Lake Project  
Ellsworth County, Kansas

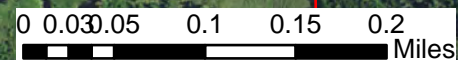
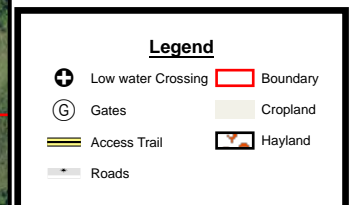
**ACREAGES & ABBREVIATIONS**  
(HL) Hayland..... 32.1 Acres  
(CL) Cropland.....116.5 Acres

**REQUIREMENTS**  
Crop Rotation  
2 CL fields to overwinter in wheat stubble annually  
1 CL field to overwinter in milo stubble annually  
1 CL field to overwinter in corn/sunflower stubble annually  
5% Food plot requirement

Rotational Haying  
HL-2 - 2020,2023  
HL-1 & 3 - 2019, 2022

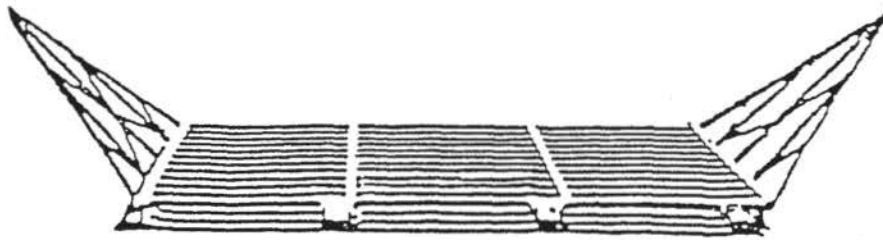
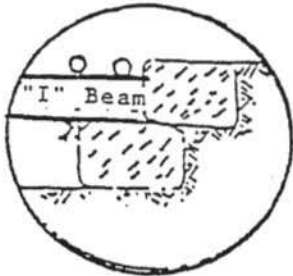
**RENTAL ABATEMENTS**  
2019 Herbicide supply purchase  
-----Wetland Development  
2020 Fence Supply and Construction  
2021 Fence Supply and Construction  
2022 Access and Lease improvements

**ADDITIONAL NOTES:**  
Several areas being planted to Native Grass buffers, they will be delineated with T posts.

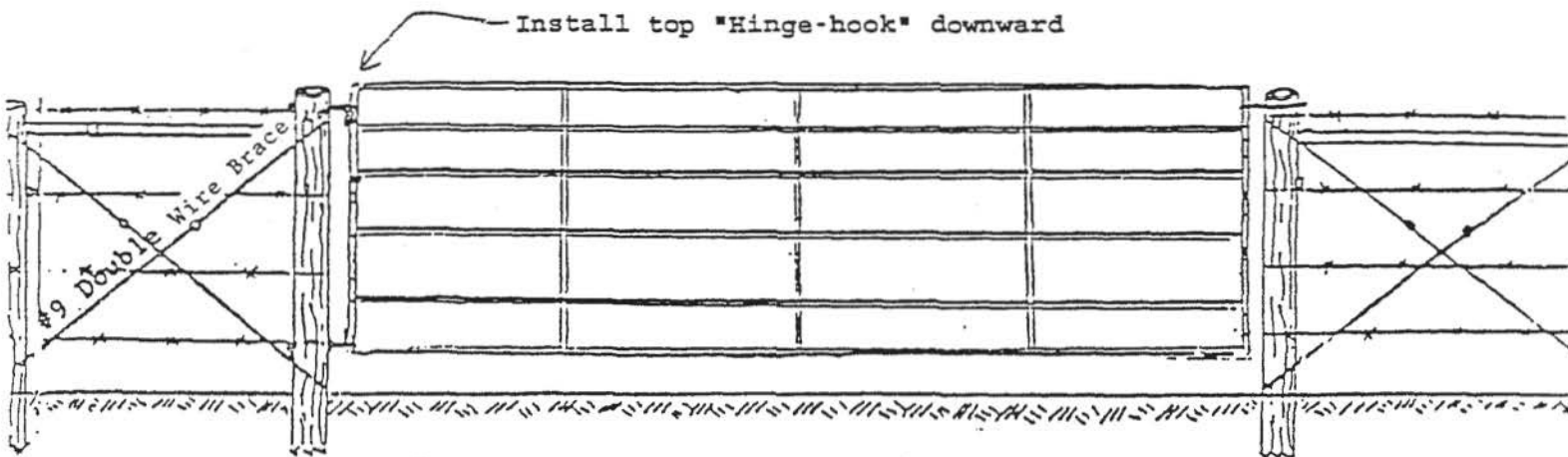




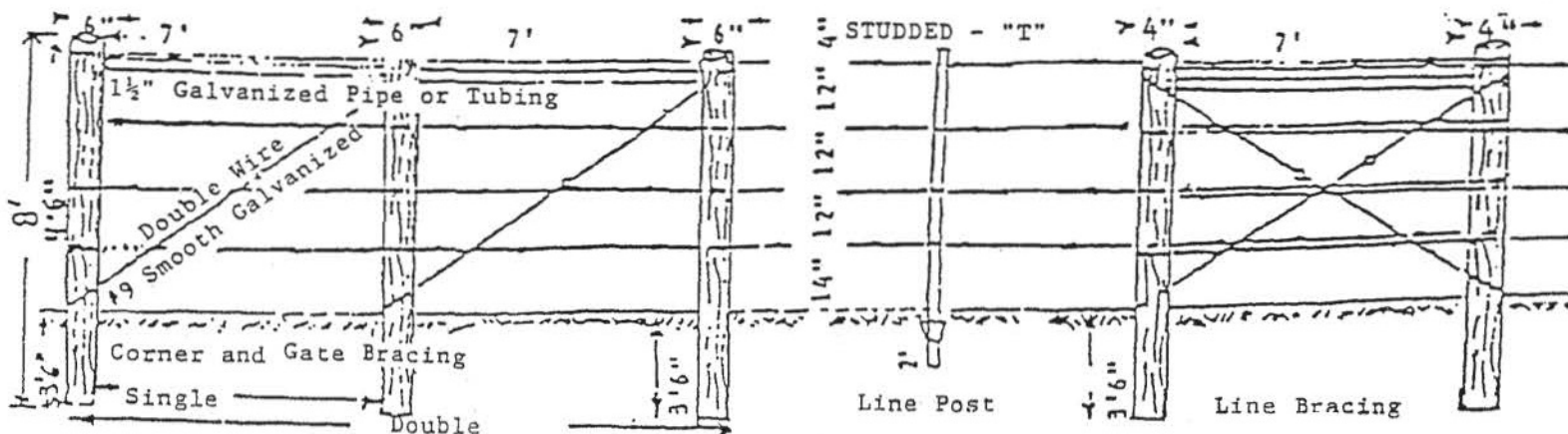
MINIMUM STANDARDS  
NEW FENCE, CATTLE GUARDS AND GATES



Cattle guards shall be similar to above, 6 feet by 14 feet wide, as specified. They shall be installed flush with the road surface in a pit not less than 15 inches deep, with railroad cross-ties used for abutments. All guards will be new materials, of welded construction, with 2-inch inside diameter, standard weight (3.65 lb/ft) black iron pipe on 6-inch center spacing (or 3-inch used well pipe in sound condition on 8-inch centers), and not less than 7 cross trusses of pipe in sound condition on 8-inch centers), and not less than 7 cross trusses of 5-inch "I" beam, 5I10 American Standard Beam (5" x 3" = 10 lb/ft). Strap Braces (1/4" x 1 1/2") shall be welded to each pipe above each truss. Triangular wings shall be angle iron and strap steel. The structure shall receive one coat of primer and one coat of aluminum pigmented exterior enamel after welding.



Gates shall be 4 foot x 16 foot, 14 gauge heavy duty welded tube (round or square) construction. Round tube minimum is 1 5/8" OD. Square tube minimum is 1 1/2" on all sides. Gates shall conform to the design shown above with 6 horizontal bars.



All fence materials shall be new. Barbed wire shall be 2-point (spaced 4" apart), 12 1/2 gauge, galvanized, American made. Brace post shall be round 6" x 8' pressure treated. Line post will be 4" x 8' wooden post or Commercial Standard 185-51, studded-T steel post set 16 1/2 feet apart (1.33 lb/ft), American made, with two coats of aluminum pigmented (any color) baked enamel. Single bracing may be used when the run is less than 650 feet between corners and/or gates. When fence is more than 650 feet between corner post, braced line post assemblies should be located every 650 feet in the fence line. A braced line assembly is the same as a single span braced corner except that a second diagonal brace wire is used to take fence pull in the opposite direction. Line braces shall be used on breaks in ground elevation, or every quarter of a mile. No wire gaps are authorized.

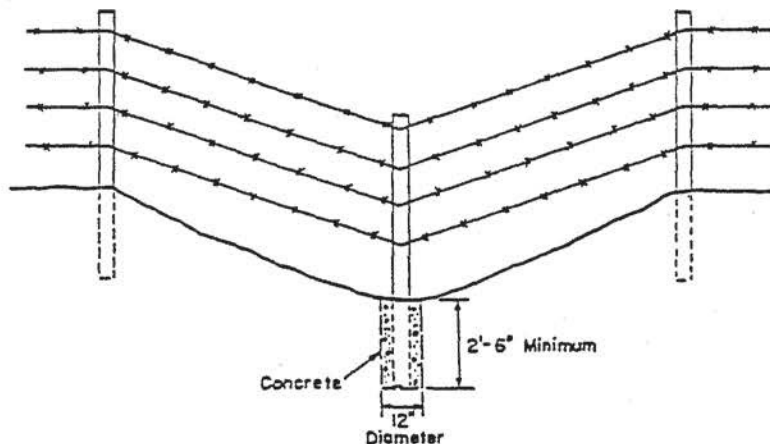
Attach wire to the side of the post closest to the livestock being fenced except where appearance is important.

Use 1 1/2 to 2 inch galvanized staples to fasten wire to wooden post or the wire clips which come with steel post to attach wire to the steel post.

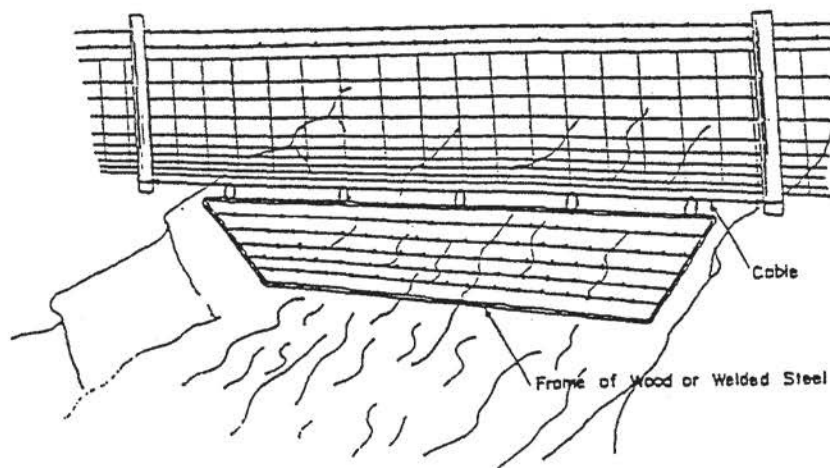
Wooden post sizes are usually given in inches top diameter, then length in feet. A 7-inch top diameter post, 8-feet long would be referred to as a 7" by 8' or 7" x 8'.

Post length will be determined by the combination of fence height and depth of setting. Add together the depth of setting, the height of the top wire, and an additional 6 inches to obtain post length. For example, a post set 3 1/2 feet deep for a 4 foot high fence would have to be 8 foot long.

Crossing low spots require special precautions to prevent post withdrawal or washout. In locations not subject to frequent flooding, use extra length post set to a minimum of 2 feet 6 inches deep or set post in concrete to prevent withdrawal (figure 4). A hinged floodgate may be used in low spots which flood or when crossing streams with fences (figure 5).



(Figure 4)



(Figure 5)