

FARM LEASE

This lease is entered into effective as of May 31, 2006, by and between Hassan Mainstreet, LLC, a Minnesota limited liability company, as Landlord, at 750 Second Street Northeast, Suite 100, Hopkins Minnesota 55343, and John E. Wicht, III and JoEllyn M. Wicht, husband and wife, as Tenant, at 13285 Basswood Lane, Rogers, Minnesota, 55374.

1. **Grant of Premises.** In consideration of the rents, terms, covenants, and conditions hereinafter provided to be paid, kept, performed, and observed, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Premises to occupy and use for farming and related agricultural purposes, the real property legally described on Exhibit A attached hereto (the "Premises").

2. **Term.** The term of this lease shall be from April 1, 2006, to December 1, 2006 (the "Term"). Tenant agrees to surrender possession and occupancy of said Premises peaceably at the termination of said Term.

3. **Rental.** The parties acknowledge that no rental shall be due during the Term.

4. **Use.** The Tenant will maintain the Premises during their tenancy in as good condition as at the beginning thereof, normal wear and depreciation and damage from causes beyond the Tenant's control excepted. Tenant hereby warrants and covenants with Landlord that Tenant's use and occupancy of the Premises shall comply with any and all local, state and federal laws, ordinances, rules, regulations and requirements, including but not limited to all environmental laws.

5. **Landlord Access.** Landlord may occupy the Premises during the Term for uses that are not inconsistent with Tenant's farming operations, including but not limited to testing, inspecting, and surveying activities.

6. **No Assignment.** Tenant agrees not to assign or sublet this Lease without the written consent of Landlord.

7. **Conservation Structures.** The Tenant will keep in good repair all terraces, open ditches, and inlets and outlets of tile drains, preserve all established water-courses or ditches, including grass waterways, and refrain from any operation or practice that will injure them.

8. **Compensation for Damages.** When the Tenant vacates the Premises, they will pay the Landlord reasonable compensation for any damages to the Premises for which the Tenant is responsible, except for ordinary wear and depreciation and damages beyond the Tenant's control.

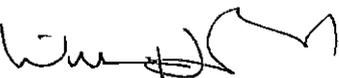
9. **Default.** It is agreed by and between the parties hereto that if default shall be made in the payment of the rent or if the Tenant shall default in any of the covenants and agreements herein contained, Landlord may at its election declare this Lease terminated and shall thereupon have the right to reenter and take possession of the Premises and/or pursue any other right available under law or equity.

10. **Liability Insurance.** Tenant shall carry liability insurance upon the Premises insuring them, the Landlord, and its lender, Värde Investment Partners, L.P., against any and all claims for personal injury and property damage arising in connection with the occupancy of said Premises by Tenant. Such insurance shall have coverage of at least \$1,000,000 in the aggregate.

IN WITNESS WHEREOF, the parties have signed this lease on the day first above written.

Landlord:

Hassan Mainstreet, LLC

By: 
William H. Beard
Its: Chief Manager

Tenant:


John E. Wicht, III


JoEllyn M. Wicht

EXHIBIT A

The Southwest Quarter of the Southwest Quarter of Section 36, Township 120, Range 23, except that part thereof which lies West of a line drawn parallel with and distant 40.0 feet Easterly of the West line of said Section 36, Hennepin County, Minnesota,

(Abstract)