

## Request for Letters of Interest

Rock Valley College (“RVC”) is now accepting Letters of Interest for a cash rent lease of ten (10) acres of farm land located on our Advanced Technology Center (ATC) campus at 1400 Big Thunder Blvd, Belvidere, IL 61008.

Below is the information on the land acreage.



Section	Farm Land Area	Lease amount per acre	Total Annual Lease Amount
A	1.79 acres	\$	\$
B	8.33 acres	\$	\$
			\$

Attached is a copy of the lease agreement that will be utilized between the Rock Valley College and the Tenant. Anyone submitting a letter of interest must agree to the lease terms, and the selected respondent will sign a fully executed lease agreement.

The lease will be for one year and will be renewed each year by amendment to the lease.

Letters of Interest must include

- vendor's complete name and address
- vendor's contact information including phone and email
- a statement of interest
- acknowledgment of the intended lease agreement that will be utilized
- the proposed lease amount per acre details on page 1 of this RLI

Letters of Interest must be submitted on or before 2:00 p.m. on May 22, 2025 in an opaque sealed envelope addressed to:

Karen Kerr, Director of Business Services  
Business Services, SSB 2205  
Rock Valley College  
3301 N Mulford Rd  
Rockford IL 61114-5699

All envelopes should be plainly marked with the applicant's name and the following notation: RLI – ATC Farm land.

## FARM LEASE AGREEMENT

THIS FARM LEASE AGREEMENT ("Lease") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between Rock Valley College ("Lessor") and \_\_\_\_\_ ("Tenant"), each of the foregoing sometimes referred to herein as the Parties.

### **Names of Parties.**

Lessor(s) (Insert Landowner's exact name):

Rock Valley College,  
whose mailing address is  
3301 N Mulford Road, Rockford IL ,61114  
and

Lessee(s) (Insert Tenant's exact name):

\_\_\_\_\_,  
whose mailing address is

In consideration of the following covenants and promises, the sufficiency of which is acknowledged by the Parties, Lessor agrees to lease to Tenant the farm property described herein and upon the terms and conditions specifically set forth as follows:

1. **The Farm Property.** The property subject to this lease consists of 10 acres, plus or minus, 8, plus or minus, acres of which is farmable land located at 1400 Big Thunder Blvd, Belvidere, Illinois, and identified as PIN No. 0523303001 and 0523303002 (hereinafter the "Farm Property").
2. **Lease and Term.** The Lessor leases to the Tenant, to occupy and use for farming purposes only, the Farm Property together with all improvements thereon, if any, belonging to the Lessor. The term of this Lease shall be from \_\_\_\_\_, 2025 to \_\_\_\_\_, 2026. Any extensions of the term must be in writing and signed by both Parties. The Parties understand that extensions of this Lease must be approved by the Lessor's Board of Trustees.
3. **Rent.**
  - a. Tenant shall pay rent to Lessor in an annual amount equal to \$XXX.00 per acre, which amount shall cover the one-year term of this Lease. Accordingly, the total rent for the one-year term shall be \$XXX.00.
  - b. Tenant shall deliver 50 percent of the rent amount to Lessor, no later than April 1st of each year, or at the date of the lease approval. The remaining 50 percent of the rent is to be paid to the Lessor by November 1<sup>st</sup> of the same year.

4. **Tenant agrees:**

- a. To be responsible for all costs necessary for farming the Farm Property, including the cost of all equipment, labor, fuel, seed, fertilizer, and any other expenses.
- b. To cultivate the Farm Property in a timely, thorough, and businesslike manner, including (a) Preventing, so far as reasonably possible, noxious weeds (defined by Illinois) and other weeds from going to seed and (b) Preventing unnecessary waste, loss, or damage.
- c. To maintain the soil pH at 6.0 or higher (not to exceed a pH of 6.8) and to maintain soil fertility levels. Tenant will apply limestone as appropriate to maintain this minimum pH level and will apply N, P, and K fertilizers at rates that, at a minimum, will replace the net N, P, and K expected to be used by the crops to be grown.
- d. To implement soil erosion control practices and other conservation measures as may be necessary to comply with any soil loss standards mandated by the local, state and federal agencies and other conservation compliance requirements of federal farm programs.
- e. To utilize the land for farming purposes only and to not store, leave, or place any equipment, machinery, or any other property on the land. Any property left on the land will be the responsibility of the tenant to remove.
- f. To provide to Lessor the product name, amount, date of application and location of application of all pesticides and fertilizers used on the Farm Property, along with a copy of the SDS sheets for the product utilized.

5. **Lessor shall be responsible for:**

- a. Any and all land improvements which may only be performed by the Lessor or its agents.

6. **Possession.** Tenant shall yield possession and turn the Farm Property over to Lessor at the end of the Lease term in the same reasonable condition as when Tenant took possession of the Farm Property, except as damaged by flood, fire, tornado, or other natural disaster.

7. **No Encumbrances.** Tenant shall keep the Farm Property free from any and all liens arising out of any work or farming performed, materials furnished, or obligations incurred by or under Tenant. Tenant agrees to indemnify, defend and hold Lessor harmless from and against any and all actions, including the costs of suit and attorneys' fees, incurred by Lessor in connection with the clearance or defense of any such lien if such lien being placed on Farm Property as a result of Tenant's action.

8. **Property Taxes.** Tenant will be responsible for the payment of any property taxes incurred on the Farm Property.

9. **Lessor's right of entry.** The Lessor reserves the right personally or by agents, employees, or assigns to enter upon the Farm Property at any reasonable time to view the premises, work or make repairs or improvements thereon, take soil tests, develop mineral resources, and, if the lease term has not been extended and following severance of crops, to conduct fall tillage, make seedings, glean corn, apply fertilizers, and perform any other operation necessary to good farming by the succeeding Tenant.
10. **Assignment and Subletting.** Tenant shall not assign, transfer, or otherwise convey this Lease, or any rights or interests therein, and shall not sublet the premises or any part thereof without first obtaining the express written consent of Lessor for the same.
11. **Burn or Bury.** Tenant shall not burn or bury any materials on the farm nor store or dispose of chemicals or empty chemical containers on the property nor enter into any contract, or other business arrangement that alters rights in the Lessor-Owner's security interest, right of entry, default or possession.
12. **Indemnification of Lessor/Waiver of Claims.** Tenant agrees to indemnify, defend and hold Lessor harmless from and against any and all claims or liability for any injury or damage to any person or property as a result of Tenant's activities on the Farm Property during the term of this Lease.
13. **Insurance.** Tenant shall procure and maintain through an insurance company or companies licensed to conduct business in Illinois insurance with coverage and limits as specified below:
- |   |             |
|---|-------------|
| Commercial General Liability – Per Occurrence | \$1,000,000 |
| Commercial General Liability – Aggregate      | \$2,000,000 |
14. **Governing Law.** This Lease shall be governed by and interpreted pursuant to the laws of the State of Illinois. Any action brought by Lessor or Tenant with respect to this Lease shall be brought in the Circuit Court of Boone County, Illinois.
15. **Hunting.** No hunting will be allowed on the Farm Property.
16. **Crops.** No illegal crops shall be planted on the Farm Property. This includes cannabis or other related plant.
17. **Lessor Liability.** The Lessee-Tenant acknowledges the hazards of operating a farm, and assumes all risk of accidents personally as well as for family, employees, or agents in pursuance of farming operations, or in performing repairs on improvements.

[CONTINUED ON NEXT PAGE]

IN WITNESS THEREOF, the Parties have voluntarily entered into this Lease Agreement on or about the dates set forth below.

**TENANT**

Rock Valley College

**LESSOR**

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Signature

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Signature

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Date

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Date