



*Wes Moore, Governor  
Aruna Miller, Lt. Governor  
Josh Kurtz, Secretary  
David Goshorn, Deputy Secretary*

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March 12, 2026

Notice to Bidders:

Wye Island Natural Resource Management Area is now accepting sealed bids for several parcels of farm crop rental land in Queen Anne's County. Bid packets and information may be obtained online (<https://dnr.maryland.gov/publiclands/pages/eastern/wyeisland.aspx>) or at the Tuckahoe State Park Office at 12282 Eveland Rd., Ridgely.

Bids must be received (mail to: MD Dept. of Natural Resources, Attn: Madeline Williams, MD Park Service, 580 Taylor Ave., E-3, Annapolis, MD 21401) no later than March 27, 2026 at 10:00 a.m. All bids must be submitted in a sealed envelope marked Cropland Bid w/ Property Name which can be found on the bid proposal. All bids will be opened at that time in the Tawes State Office Building. Any bids received after the 3/27/26 deadline will not be considered.

For further information, questions, or to schedule a packet pick-up contact call the Tuckahoe Office at 410-820-1668 or email [nrma.wyeisland@maryland.gov](mailto:nrma.wyeisland@maryland.gov).

Thank you,

Park Management



## Bid Proposal – Crop Lease

Area: Wye Island NRMA

Former property name: Frabil Tract 1

Acreage available: 357.7 acres (and 59 acres of herbaceous buffers)

1. I, \_\_\_\_\_, hereby submit the following:  
\$ \_\_\_\_\_/acre which equals a lump sum of \$ \_\_\_\_\_/year payable in advance for an approximate two (2) year lease. The first payment will be due April 1, 2026 and the following payment will be due April 1, 2027. Should a 1-3 lease extension be granted, the same lump sum payments will also be due on the first of April in 2028, 2029, and 2030.

2. Name of bidder: \_\_\_\_\_

3. Bidder's address: \_\_\_\_\_

\_\_\_\_\_  
Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

- Check your bid to be sure that all blanks have been filled in. Failure to do so may result in the rejection of your bid.
- The successful bidder agrees to comply with all Federal, State, and/or local laws in leasing the subject property.
- Bids under \$167 per acre will not be accepted.
- The successful bidder will be offered a two-year lease agreement with a fixed term beginning April 01, 2026, and ending March 31, 2028. The bidder may request a 1-3 extension on the lease.
- **The Maryland Park Service reserves the right to refuse any and all bids.**
- The successful bidder shall comply with the best management requirements as determined by the County Soil Conservation District. This includes a minimum 20' conservation reserve buffer (grass you must maintain) around all field edges and along roadways.



DNR: 201  
Rev. July 2025

STATE OF MARYLAND  
Department of Natural Resources  
580 Taylor Ave., E-4  
Annapolis, Maryland 21401

Land Unit: WI NRMA  
County: Queen Anne's  
Liber/Folio: 114 473  
Property: Frabil Tract 1

**CROPLAND LEASE AGREEMENT**

**THIS CROPLAND LEASE AGREEMENT (this "Lease")** is made on \_\_\_\_\_, 2026, by and between the **STATE OF MARYLAND, acting through the Department of Natural Resources** ("Landlord") and \_\_\_\_\_ ("Tenant"); *address*; Phone: \_\_\_\_\_; email address: \_\_\_\_\_.

**WHEREAS**, Landlord owns and maintains public lands known as (the "Land Unit"); and

**WHEREAS**, within said public lands, Landlord owns property hereinafter referred to as the "Premises", which are not immediately or exclusively needed by Landlord for the public use, operation, or maintenance of said public lands; and

**WHEREAS**, Tenant desires to lease the Premises as is on a temporary basis until such time as Landlord, for whatever reason, desires to reclaim all use and possession of the Premises; and

**WHEREAS**, this Lease is for the convenience of the State of Maryland and inures to the benefit of Landlord.

**NOW, THEREFORE**, in consideration of the mutual promises exchanged herein, the parties agree as follows:

**1. PREMISES.** Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, in as-is, where-is, the following Premises consisting of approximately thirteen (13) parcels or fields of land, totaling approximately 357.7\_ acres of land (and 59.0 acres of herbaceous buffers), more or less, as shown on the map attached as **Exhibit A** and more particularly described below. This Lease does not convey to Tenant any interest in or to any mineral rights.

<u>Former Owner</u>	<u>Deed Date</u>	<u>County</u>	<u>Liber/Folio</u>
<i>Frabil Partnership</i>	<i>January 10, 1977</i>	<i>Queen Anne's</i>	<i>114/473</i>

**2. TERM (WITH RENEWAL).**

a. **Initial Term.** This Lease shall be for an initial term (the "Initial Term") of **two ( 2 )** years beginning on the 1st day of April, 2026 (the "Commencement Date" and ending on the 31st day of March, 2028 (the "Termination Date").

b. **Renewal Option.**

(i) Tenant may request an extension of the Initial Term of this Lease, no earlier than one (1) year after the Commencement Date and no later than eight (8) months prior

to the Termination Date, by providing Landlord with a written notice (at the Notice Address provided in Section 23, below), of its desire to extend the term of the Lease.

(ii) Tenant's request for an extension of the Initial Term shall be given consideration by Landlord only where Landlord, in its sole and complete discretion, finds that: (1) Tenant has met the requirements of Section 9 of this Lease in an effective, continuing and satisfactory manner; and (2) provided that no "Event of Default" as the same is defined in Section 22 hereof has occurred.

(iii) Landlord shall endeavor to provide a written response to Tenant's request to extend the term of the Lease within 60 days after receipt of Tenant's written request to extend the Term. Any such renewal shall be upon the terms and subject to the conditions which are set forth in the provisions of this Lease and shall be expressly conditioned upon Landlord's determination that items (1) and (2) in Section 2(b)(ii) herein remain accurate. Any failure by Landlord to provide a written response to Tenant's written request to extend the Initial Term shall be deemed a rejection of such request and the Lease shall terminate at the end of Initial Term.

(iv) Renewal of the Initial Term of this Lease is at the sole and complete discretion of the Landlord. When a renewal option is offered by Landlord, the renewal term shall be for one (1) additional term of one (1) to three (3) years, as determined by the mutual agreement of the parties (the "Renewal Term"). In no event shall the initial term and all renewal terms be longer than Five (5) years.

(v) The Initial Term and any Renewal Term are hereafter referred to as the "Term".

c. **Surrender.** Tenant shall, at Tenant's sole expense, at the expiration of the Lease or any earlier termination of this Lease: (a) promptly surrender to Landlord possession of the Premises in good order and repair; (b) remove all Tenant owned equipment, personal property and any trash and debris from the Premises on or before the date of termination; and (c) repair, to Landlord's satisfaction, any damage to the Premises caused by such removal.

**3. RENT, UTILITIES, AND OTHER ASSESSMENTS.** Tenant shall pay Landlord as rent the amount of \_\_\_\_\_ Dollars (\$) \_\_\_\_\_) per year, payable in advance on the first day of \_\_\_\_\_ of each year of the Term of this Lease without demand.

Tenant shall also pay promptly when due: (i) all charges for utility services to the Premises including but not limited to: electricity, telephone, water and sewer service during the Term of the Lease; and (ii) all taxes assessed in connection with Tenant's use and occupancy of the Premises, including but not limited to: federal and state income taxes, retail sales taxes, employment taxes and Real Property taxes assessed against the Premises pursuant to Section 6-102(e) of the Tax Property Article of the Annotated Code of Maryland (2024 Replacement Volume, as amended from time to time); (iii) all other expenses, charges, assessments, and taxes applicable to the Premises, iv.) and all other costs, fees, or charges described in this lease that are referred to as additional rent.

**4. PAYMENTS.**

a. **Rent.** Tenant promises to pay promptly the annual rent due without any demand, deduction, or counterclaim whatsoever. Rent shall be paid before the beginning of the Term, and no later than the 15<sup>th</sup> day after the due date each year.

**Electronic ACH payment is the preferred payment method.**

**Please include the following with your payment: Tenant (as named in the Lease), Land Unit Name and Customer ID (if known). ACH Payments shall be made as follows:**

Account Name:	State of Maryland - Department of Natural Resources
Account Number:	4105085708
Type of Account:	Checking
Bank Name:	Wells Fargo Bank, N.A.
Bank Address:	420 Montgomery Street, San Francisco, CA 94101
ABA Routing Number:	121000248
ACH Coordinator:	May Wong

**Check payments shall be payable to DNR-State of Maryland and sent to the following address, or as otherwise directed by Landlord in writing:**

Maryland Department of Natural Resources  
Attention: Accounts Receivable Division  
Tawes State Office Building, B-4  
580 Taylor Avenue, Annapolis, MD 21401  
*(For payments ONLY. No correspondence.)*

b. **Late Charges.** If the rent is not paid by the fifteenth (15<sup>th</sup>) day of the month due, it shall be deemed late, and Tenant will pay interest, as additional rent, at a rate of **Five Percent (5%)** per month for each month the rent is not paid by the due date. If the full Annual Rent due is not paid within Ninety (90) days of the due date, the outstanding rent shall be deemed delinquent.

c. **Penalties.** When rent is considered delinquent, the following penalties shall apply. i.) If the outstanding amount due is less than \$15,000, Tenant shall pay an additional collection fee of **Five Hundred Dollars (\$500)** for each month, or partial month, that any rent remains delinquent. If the outstanding amount due is \$15,000 or greater, Tenant shall pay an additional collection Fee of **Two Thousand Dollars (\$2,000)** for each month, or partial month, that any rent remains delinquent. The collection fee shall reimburse the Landlord's additional costs to collect outstanding rent. The fee shall be paid first from any subsequent payments by Tenant and shall not accrue interest. ii.) So long as Tenant has delinquent rent relating to any lease with the Landlord, Tenant shall be prohibited from bidding on any other property owned by Landlord and publicly offered for lease. iii.) Any Tenant that has been delinquent on more than one occasion, at the sole discretion of Landlord, shall be prohibited from bidding on any other property owned by Landlord and publicly offered for lease indefinitely. Any amounts that remain due and owing after Six Months (6) from the beginning of the Term shall be referred to the Central Collections Division of the Department to commence enforcement actions.

**5. DELIVERY OF PREMISES.** Landlord shall deliver the Premises to Tenant at the beginning of the Term of this Lease in an as-is, where-is condition, without any warranties, express or implied.

**6. ASSIGNMENT AND SUBLETTING.** Tenant shall not in any way assign or sublet any or all of the Premises or the Lease without first obtaining written consent of Landlord, which may be withheld in Landlord's sole and absolute discretion. Sharecropping is considered to be a form of subletting and is strictly prohibited.

**7. USE OF PREMISES.** Tenant shall personally use the Premises for crop farming purposes only. Tenant shall not use or permit the use of the Premises for any purpose other than crop farming. Tenant agrees to keep the Premises in a clean and safe condition and in good repair, to Landlord's satisfaction. Tenant agrees to use all equipment and facilities on the Premises with care and for intended purposes only, and to refrain from deliberately or negligently wasting or damaging the Premises or allowing another person to do so. Tenant will not use any portion of the Premises, or permit the use of the Premises for storage, display, recreation, residential, or other purposes. The rights awarded by this Lease Agreement do not include any special rights or privileges of the Tenant to access and or utilize the Land Unit, nor to hunt, trap, fish or engage in other recreational activities on the Premises or the Land Unit.

**8. CONDITIONS PERTAINING TO CROPLAND.**

- a. All equipment and vehicles used in furtherance of the purposes of this Lease shall be parked or stored on the Premises only. Tenant shall not use any adjoining lands for parking or storage.
- b. Tenant shall follow good agricultural practices in farming on the Premises. Tenant shall provide Landlord with copies of any soil tests obtained by Tenant or requested by Landlord to confirm organic carbon, aggregate stability, biodiversity and continued fertility of the soil. Tenant further agrees that Landlord may collect soil samples for testing from the Premises upon prior notification to Tenant.
- c. If requested by Landlord, Tenant shall submit to Landlord a list of all chemicals intended to be used on the Premises and shall receive written approval from Landlord before applying any chemicals to the Premises.
- d. Tenant shall not apply any organic additives (for example, composted material, sludge, or any type of manure) to the soil of the Premises without Landlord's prior written approval. Such prior approval must be obtained before any such additives are brought to the Premises. The use of organic additives or other nutrient materials must be consistent with the Nutrient Management Plan requirements as set forth in Section 12.
- e. Tenant shall control Johnson grass, Canada Thistle, and any other noxious weed (as designated by the Maryland Department of Agriculture), on the Premises in compliance with Title 9, Subtitle 405, of the Agriculture Article of the Annotated Code of Maryland, as amended from time to time. If Johnson grass, Canada thistle, or any other noxious weed exists on the Premises, Tenant shall file a timely plan of compliance with the Maryland Department of Agriculture and shall

promptly provide Landlord with a copy of such plan.

- f. Landlord may withdraw acreage from the Premises leased herein if Landlord determines, in its sole and complete discretion, that such acreage is needed for wildlife habitat and/or protection, soil restoration, forestry and/or agricultural research, water quality and erosion and sediment control, planned preservation/conservation measures or any other public use or purpose, provided that Landlord shall provide written notice to Tenant at least **one hundred eighty (180) days** prior to the effective date of such withdrawal of acreage. Upon withdrawal of the acreage, Rent for the remainder of the Term of this Lease shall be adjusted on a pro-rata basis.
- g. Tenant shall not graze, plant, harvest, plow, disc, or use fertilizers, pesticides, or insecticides within one hundred (100) feet of either side of the top edge or bank of any wetland, creek, run, river, tributary, drainage ditch, or natural water course on the Premises or as directed by the Area Manager. Tenant shall control noxious weeds in said one hundred (100) foot area by mowing and/or applying approved herbicides for the purpose of establishing a perpetual vegetative buffer.
- h. Tenant shall also maintain all existing conservation practices on the Premises, including grassed waterways on the Premises.
- i. Tenant shall provide all work stock, machinery, equipment, fertilizers, and seed used on the Premises, and shall maintain or erect all necessary fences and assume all costs required to operate the farm in accordance with all terms of this Lease.

## 9. SPECIAL CONDITIONS OF AREA.

- a. Tenant will plant a fall cover crop, as defined by the Maryland Department of Agriculture's **Cover Crop** Program (the "Program"), on all fields under this Lease where corn, full-season soybeans or vegetables have been planted during the previous cropping season and where no fall cereal grain is planted for planned harvest. Tenant is encouraged to participate in the Program, and information on the Program can be found at: [http://mda.maryland.gov/resource\\_conservation/Pages/cover\\_crop.aspx](http://mda.maryland.gov/resource_conservation/Pages/cover_crop.aspx). Landlord, in cooperation with the Tenant, will verify the establishment of a fall cover crop, whereby a multispecies cover crop shall be required each year of the Term of this Lease.
- b. Notwithstanding the provisions of Section 9 (a) above, fall cover crops shall be applied by September 15th in each year of this Lease. Cover crops shall be cereal grains (e.g., wheat/spelt, rye, barley, spring oats, triticale, ryegrass) or multi-species mixes of cereal grains and legumes (e.g., crimson clover, Austrian winter peas, hairy vetch). Brassica (canola/rape) and forage radish will not be permitted in cover crop seed mixes. In addition to other remedies for breach or default contained in Section 22 hereof, the planting of Brassica (canola/rape) and forage radish will subject Tenant to a penalty at the rate of \$180 per acre.
- c. Tenant will implement and maintain those additional Best Management Practices as identified on **Exhibit B** attached hereto and made a part hereof.
- d. Maintaining corn acreage at Wye Island is critical for waterfowl staging needs (i.e., winter food for Canada geese). Tenant is prohibited from planting all soybeans one year

and all corn the next -- not less than 50% of total acreage in corn. Agricultural acreage shall be planted such that the producer [Tenant?] is able to leave ten (10) acres of standing corn in fields as indicated by DNR.

- e. Tenant shall be required to leave ten (10) acres of standing corn in twelve (12) row sections for Canada Goose management as prescribed by DNR. Corn will generally be left standing through March 31st annually, in strips that are 12 rows wide, with adjacent strips being separated by a distance of not less than thirty (30) feet. All strips will be located at least 200 feet from the nearest woods' edge, and at least 100 feet from existing roadways. All corn (100%) ground shall be broadcast or no-till planted to a winter grain crop over corn stubble. There will be no fall plowing of corn stubble permitted. Winter grain crops can be treated as a production crop or used for nutrient management / green manure.
- f. All standing crops must be removed at least two weeks prior to the first day of Atlantic Population Canada Goose season to allow for preparation of the goose hunting areas.
- g. Tenant shall be responsible for correcting any sediment and erosion issues that may arise from poor farming practices. Herbaceous buffers shall be managed / maintained by the Tenant as part of the Lease Agreement, in coordination with DNR. Specifically, Tenant shall maintain/mow all grassed waterways/buffers on the Premises; grassed areas are to be mowed twice per year -- once in the fall after August 15th and once in the spring prior to April 15th (no mowing is to occur April 15th through August 15th in an effort to encourage nesting birds).

**10. COMPLIANCE WITH LAWS AND RULES.** Tenant shall comply with any and all applicable laws, regulations, and rules of any governmental authority, including but not limited to those adopted by DNR, the Maryland Department of Agriculture ("MDA"), the Natural Resources Conservation Service ("NRCS"), the United States Department of Agriculture ("USDA"), and the United States Soil Conservation District for the County in which the Premises are located ("SCD"). Tenant shall maintain a complete written farming history of the Premises during the entire Term of the Lease and shall follow any farming recommendations of the USDA, MDA, and the SCD. Tenant agrees to obtain and comply fully with Soil and Water Quality Plan(s) developed for the Premises during the Term of this Lease.

**11. WATER CONSERVATION.** Where applicable, the Tenant shall provide any surface or groundwater withdrawal permits issued by MDE for crop irrigation. No new surface or groundwater withdrawal permits may be applied for without written consent by Landlord

**12. NUTRIENT MANAGEMENT PLAN.** Tenant agrees to obtain and comply fully with a Nutrient Management Plan ("NMP") as prepared by a certified planner pursuant to Title 8, Subtitle 8 of the Agriculture Article of the Annotated Code of Maryland (2016 Replacement Volume, as amended from time to time) and any accompanying regulations. Tenant shall provide to Landlord copies of the NMP for the Premises, if requested, and agrees to provide any consents, authorizations or releases that may be required by Tenant, the SCD, or consultants to do so.

**13. MAINTENANCE.** Tenant shall keep the Premises in safe and good order, in clean and sanitary condition, and in good repair to Landlord's satisfaction.

**14. ALTERATIONS/IMPROVEMENTS.** Tenant shall not make any alterations, additions, or improvements to the Premises, without the prior written consent of Landlord, which may be

granted or withheld by Landlord in its sole and absolute discretion. To be eligible to obtain such consent, Tenant must provide Landlord with a written proposal including a detailed description, cost estimate, and work schedule of the project, along with any other information requested by Landlord. All such work must be conducted in accordance with Tenant's approved plan, at Tenant's sole expense, unless otherwise agreed in writing between the parties. All alterations or improvements become part of the real property and shall not be removed from the Premises at the end of the Term unless otherwise required or agreed by Landlord in its sole and absolute discretion.

**15. REPAIRS.** Tenant shall make all necessary repairs and replacements to the Premises (including its improvements, fixtures, and grounds) caused by the misuse or neglect of Tenant, Tenant's agents, employees, or invitees. If Tenant fails to make such repairs, Landlord has the right, but not the obligation, to make such repairs, Tenant shall promptly pay Landlord the cost thereof as additional rent.

**16. INSURANCE.** Tenant is responsible for maintaining adequate insurance on Tenant's personal property, crops, or equipment placed on, in, or about the Premises or used on the Premises. All personal property, crops, vehicles, and equipment belonging to Tenant and placed or used on the Premises shall be placed or used there at the sole risk of Tenant, and Landlord shall not be liable for any loss or damage thereto arising from any cause. Tenant shall not permit anything to be done on the Premises in contravention of any insurance policy in force thereon, or which will increase the insurance risk on the Premises.

**17. HOLD HARMLESS.** Landlord assumes no responsibility for crops, liability of crops, or liability for any damages incurred as a result of this Lease, including, but not limited to, personal injury or property damage resulting from the Land Unit (including the Premises), being open to the public for hunting and other recreational activities, as authorized by DNR. Tenant shall indemnify and hold harmless the State of Maryland and DNR, its officers, agents, and employees, from any and all liabilities, claims, expenses (including attorneys' fees), or demands of any kind made against the State of Maryland and DNR: (i) arising out of or in connection with a breach, violation, or non-performance of this Lease by Tenant or Tenant's employees, agents, licensees, or invitees, (ii) arising out of or in connection with Tenant's use or occupancy of the Premises, or (iii) arising out of authorized public use of the Land Unit, including but not limited to the Premises. Tenant further releases Landlord and the State of Maryland and DNR, its officers, agents, and employees, from any and all claims, expenses (including attorneys' fees), or demands of any kind made against Landlord and/or the State of Maryland arising out of or in connection with the taking, use, or occupancy of the Premises or any proposed or existing State project or authorized public uses, including but not limited to, hunting in the Land Unit or Premises.

**18. RIGHT OF ENTRY.** Landlord and Landlord's agents shall have the right to enter upon the Premises at all reasonable times for the purpose of inspection or to make such alterations or repairs as may be deemed necessary. For a period of thirty (30) days prior to the termination of this Lease, Landlord shall have the right, at reasonable times, to show the property to prospective tenants. In the event of an emergency, Landlord and Landlord's agents shall have the right to enter upon the Premises at all times.

**19. ACCESS ROADS.** Landlord reserves the right to use and grant the right to use all access roads, rights-of-way, easements, or driveways in and about the Premises at all times.

**20. PUBLIC ACCESS:**

a. **TRAILS.** Landlord reserves the right to use and maintain access of existing trails for public use on and/or immediately adjacent to the Premises. Consistent with DNR's mission to provide diverse recreational opportunities to the public, Landlord also reserves the right to permit public trail use on any agricultural field edge borders/buffers, upon reasonable notice to the Tenant. Landlord shall endeavor to provide Tenant with information as to the location(s) of existing trails and potential future trails prior to execution of this Lease. In the event that after execution of this Lease, the Landlord identifies new trails to be made available to the public, the Land Unit Manager will provide notice to the Tenant in advance of public use.

b. **TRAIL HEADS.** Tenant shall maintain unobstructed access to trail heads by trail users and first responders and shall ensure that trail heads remain free of obstructions at all times.

**21. PUBLIC ACCESS: HUNTING.** Tenant acknowledges that the Land Unit may be open to the public for hunting. Tenant further acknowledges that if the Premises are located within the Land Unit, the Landlord reserves the right to uphold existing public use hunting agreements on the Premises. Landlord will notify Tenant of any adjustments to hunting agreements in a timely manner. Landlord reserves the right to modify public use hunting agreements consistent with Land Unit operations and DNR's mission and policies.

**22. BREACH AND REMEDIES.** If Tenant violates any obligations of this Lease and fails to cure such default within ten (10) days after receiving written notice thereof from Landlord, this Lease shall, at Landlord's option, terminate. Such "**Event of Default**" shall operate as a notice to quit, and Landlord may recover possession of the Premises under any applicable law. Upon such an Event of Default, or if Tenant does not vacate the Premises on or before the last day of the Term, Landlord may, in either event: (a) eject Tenant, take possession of the Premises and store, without liability on Landlord's part, at Tenant's expense, all personal property found on the Premises; and/or (b) exercise any other remedy available to Landlord under any applicable law. No waiver by Landlord of any breach of any provision of this Lease shall be construed as a waiver of the provision itself or of any subsequent breach thereof.

**23. COSTS AND ATTORNEYS' FEES.** If Landlord institutes any action for eviction, collection, and/or judgment for rental arrears or violation of the terms of this Lease, Tenant agrees to pay all costs of any such action, including reasonable attorney' fees.

**24. TERMINATION.** Either party may terminate this Lease at any time by giving the other party at least thirty (30) days' notice thereof in writing specifying the date upon which this Lease will be terminated. At the termination of this Lease, Tenant shall surrender the Premises to Landlord in as good condition as when received, ordinary wear and tear excepted. Tenant also agrees to surrender the Premises free and clear of all personal property, equipment, and debris and to return all keys (if any) to the Premises to Landlord. Tenant shall receive no refund of any rent paid to Landlord in the event Tenant terminates this Lease.

**25. NOTICE.** Any notices or communications required or permitted to be given by this Lease must be (i) given in writing and (ii) delivered or mailed, by prepaid, certified mail, or overnight

courier, or transmitted by electronic mail transmission, to the party to whom such notice or communication is directed, to the mailing address or email address of such party as follows:

If to Landlord: Maryland Department of Natural Resources  
Office of Land Acquisition & Planning  
Attn: Supervisor, Land & Prop. Mgmt.  
Tawes State Office Building, E-4  
580 Taylor Avenue  
Annapolis, Maryland 21401  
[asharelah.watford@maryland.gov](mailto:asharelah.watford@maryland.gov)

With a copy to: Debra Cooper-Hughes  
Land Unit Manager Wye Island NRMA  
632 Wye Island Road  
Queenstown, MD 21658  
[Debbie.cooper@maryland.gov](mailto:Debbie.cooper@maryland.gov)

If to Tenant: ***Provide contact information, including email.***

If more than one person constitutes Tenant, notice to any one said person shall constitute notice to all.

**26. GENERAL PROVISIONS.** The captions are for convenience only and are not to be read to limit or define this Lease. The provisions of this Lease are binding upon the parties hereto, their personal representatives, successors, and, to the extent permitted, assigns. Time shall be of the essence under this Lease.

**27. ENTIRE AGREEMENT.** The provisions of this Lease, together with any written addendum attached hereto and signed by the parties, represent the complete and entire agreement between the parties with respect to the Premises.

**28. AMENDMENT.** This Lease may be amended by and only by an instrument in writing executed and delivered by each party hereto.

**29. APPLICABLE LAW.** This Lease shall be governed by and construed in accordance with the laws of the State of Maryland.

**30. TERMINATION FOR CONVENIENCE.** This Lease may be terminated by Landlord in accordance with this clause in whole, or from time to time in part, whenever Landlord determines that such termination shall be in the best interest of the State of Maryland.

**31. COUNTERPARTS AND ELECTRONIC SIGNATURES.** This document may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Signatures, provided by electronic

means including, by way of example and not of limitation, Adobe, PDF, DocuSign, and sent by email, or via an electronic signature program, shall be deemed to be original signatures.

**32. JOINT AND SEVERAL LIABILITY.** Whenever two (2) or more persons constitute Tenant, they shall be jointly and severally liable for performing Tenant's obligations hereunder.

**33. TENANT'S ACKNOWLEDGEMENT OF RIGHT TO LEGAL COUNSEL.** Tenant has read and fully understands the terms and provisions of this Lease. Tenant has had the opportunity, at Tenant's discretion and expense, to review this Lease with legal counsel, and has executed this Lease based on such party's own judgment and advice of independent legal counsel (if sought).

**34. SEVERABILITY.** No determination by any court, governmental, or administrative entity or otherwise that any provision of this Lease or any amendment hereof is invalid or unenforceable in any instance shall affect the validity or enforceability of (a) any other such provision, or (b) such provision not controlled by such determination. Each such provision shall be valid and enforceable to the fullest extent allowed by and shall be construed wherever possible as being consistent with applicable law.

**35. EXHIBITS.** Each writing, document, or plat referred to herein as being attached as an exhibit is hereby made a part hereof.

**IN WITNESS WHEREOF,** the hands and seals of the parties on the day and year first above written.

WITNESS:

**TENANT:**

[Name of Corporation or LLC if applicable]

\_\_\_\_\_

By: \_\_\_\_\_

Name:

Title *[if Corporation or LLC]*

WITNESS:

**LANDLORD:**

**STATE OF MARYLAND  
DEPARTMENT OF NATURAL  
RESOURCES**

\_\_\_\_\_

By: \_\_\_\_\_

Paul A. Peditto

Assistant Secretary, Land Resources

Approved as to form and legal sufficiency, July 2025

Karen Hulme Alegi, Assistant Attorney General

# EXHIBIT A



## EXHIBIT B

### BEST MANAGEMENT PRACTICES

The Department of Natural Resources (the “Department”) encourages the use of Best Management Practices (BMPs) in farming State lands. Below is a list of accepted BMPs, approved by the Department and the County Soil Conservation District (SCD) where the Premises are located. Checked practices will be included in the Lease under Section 9: Special Conditions. For each practice described below, the Conservation Practice Standards described in the Natural Resources Conservation Service (NRCS) [Field Office Technical Guide](#) are listed and linked to provide farmers with implementation standards:

(<https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/technical/fotg/>).

**Cover Crops:** Tenant shall plant a fall cover crop where corn, soybeans or vegetables were planted during the previous cropping season and where no fall cereal grain is planted for planned harvest. Tenant, in consultation with the Landlord, can choose a cover crop planting consistent with the State program. A diverse, multispecies cover crop planting is required, to be planted. Planting of a cover crop shall include over-seeding on row crops to provide permanent cover. Roller crimping cover crops instead of chemical spray downs is preferred, but not required. [Cover Crop NRCS Standard \(Code 340\)](#).

\*Information on the Maryland Department of Agriculture Cover Crop Program can be found at: [http://mda.maryland.gov/resource\\_conservation/Pages/cover\\_crop.aspx](http://mda.maryland.gov/resource_conservation/Pages/cover_crop.aspx).

**Reduced Tillage:** Tenant shall institute no-till or other reduced tillage practices as defined by the Department and the SCD. No-till or reduced tillage practices shall manage the amount, orientation and distribution of crop and other plant residue on the soil surface year-round, while limiting the soil-disturbing activities used to grow and harvest crops in systems where the field surface is tilled prior to planting. [No-Till NRCS Standard \(Code 329\)](#) and [Reduced Till NRCS Standard \(Code 345\)](#).

**Conservation Cover (Native Meadow-Pollinator Planting):** Tenant shall plant and maintain a permanent vegetative cover of native meadow pollinator seed mix for the Term of the Lease in areas defined by the Department and the SCD. All mowing shall be conducted outside the primary nesting season from April 15<sup>th</sup> to August 31<sup>st</sup> of any given year. [Conservation Cover NRCS Standard \(Code 327\)](#).

**Prescribed Burning:** Tenant shall plan and perform prescribed burning in coordination with the Department and the SCD. All pre-burn and burn regulations and procedures shall be followed, including but not limited to, assessing site and weather conditions, assessing utilities and infrastructure and notification to adjoining property owners, etc. [Prescribed Burning NRCS Standard \(Code 338\)](#).

- Field Edge Buffers:** Tenant shall plant and maintain a field-edge buffer of perennial vegetation with a width as defined by the Department and the SCD. The selection of plant species must be approved by the Department. [Field Edge Buffer NRCS Standard \(Code 386\)](#). Note: As is indicated under Section 20 of this Lease, field edge buffers are eligible for public access for trail use if so determined by Landlord. Tenant will be notified of this usage in a timely manner.
- Grassed Waterways:** Tenant shall plant and maintain a natural or constructed channel of permanent herbaceous vegetation within a farm field or fields as defined by the Department and the SCD. The selection of plant species must be approved by the Department; grass waterways shall not be established/planted in wetlands or wetland buffers. [Grassed Waterway NRCS Standard \(Code 412\)](#).
- Filter Strips:** Tenant shall plant and maintain a strip or area of permanent herbaceous vegetation, as defined by the Department and the SCD, to remove contaminants from overland flow that may move offsite and into environmentally sensitive areas such as waterways, waterbodies or wetlands. [Filter Strip NRCS Standard \(Code 393\)](#).
- Hedgerow Planting or Reestablishment:** Tenant shall establish or reestablish a hedgerow(s) as defined by the Department and the SCD. The selection of plant species must be approved by the Department. [Hedgerow NRCS Standard \(Code 422\)](#).
- Terracing:** Tenant shall construct terracing as defined by the Department and the SCD. [Terracing NRCS Standard \(Code 600\)](#).
- Riparian Buffers:** Tenant shall plant and maintain permanent herbaceous grasses on land near waterways, waterbodies and/ or wetlands and wetland buffers as defined by the Department and the SCD. The selection of plant species must be approved by the Department. [Riparian Herbaceous Cover NRCS Standard \(Code 390\)](#).
- Forage and Biomass Planting:** Tenant shall establish compatible species, varieties or cultivars of herbaceous species for pasture, hay and/or biomass production as defined by the Department and the SCD. [Forage and Biomass Planting NRCS Standard \(Code 512\)](#).



MARYLAND DEPARTMENT OF NATURAL RESOURCES
PERSONAL SERVICES CONTRACT
SEASONAL CONTRACT

THIS CONTRACT, entered into as of this 10 day of March 2026 is between the Maryland Department of Natural Resources(the Department), and Wendy Znaniec (Employee) whose address is 309 Maple Ave. Federalsburg MD 21632

ARTICLE I: NATURE OF CONTRACT

This Contract establishes an employer-employee relationship between the Department and the Employee, with the Employee employed as a contractual employee pursuant to the State Personnel and Penisons Article ("SPP"), Title 13 of the Annotated Code of Maryland.

The Employee is not a Maryland State Employee, and is not entitled to the benefits afforded employees, such as retirement, paid holidays, certain employer paid or shared benefits, salary increments, etc. Further, Employee is not covered but the Merit system of the SPP, nor Title 12 of the SPP or any other similar rights or protection afforded to non-contractual employees of the State

ARTICLE II: TERM

The term of this contract is from 4/8/2026 through 11/4/2026 .

ARTICLE III: SCOPE OF WORK

During the term of this Contract, the Employee will perform duties as a Concession Attendant for the Maryland Park Service (UNIT NAME) Duties include but are not limited to provide information to park visitors about facilities, programs and regulations, operate a cash register, handle money and provide change inventory supplies, complete reports, administer canoe/kayak rentals, prepare and serve food and other duties as assigned. Employees in this position additionally may have exposure to unsupervised children and State funds.

ARTICLE IV: CONSIDERATION AND METHOD OF PAYMENT

The Department shall pay the Employee at the rate of \$17.15 per hour. The Employee's pay is equivalent to a Grade 9998, step N/A. The Employee's normal workday shall consist of 8 hours, and their regular workweek shall consist of 40 hours worked Wednesday through Tuesday. If the Employee works beyond 40 hours in a work week, they will receive time and a half payment for additional hours worked (i.e. overtime compensensation).The Employee may elect to earn compensatory time in lieu of cash overtime payment, which will also be earned at time and a half, but must make the election on a pay period basis.

The Department shall pay the Employee on a bi-weekly basis and shall be responsible for withholding taxes and Social Security payments as a result of such compensation. The total amount of compensation paid to the Employee during the contract shall not exceed \$12,000.00

ARTICLE V: NON-PARTICIPATION

State employees who are required to file financial disclosure statements are prohibited from participating in employment matters relating qualifying relatives, defined as a "spouse, parent, child, brother or sister." Oversight of non-participation will be provided by the DNR Human Resources Service Unit. The employee has the following qualifying relative working for the Department: (List full name, title, unit and relation of each qualifying relative.)

Horizontal lines for listing qualifying relatives.

#### **ARTICLE VI: COMPLAINT WITH LAWS**

The Employee shall comply with all Federal and State anti-discrimination and anti-bullying laws, including but not limited to Title 7 of the Civil Rights Act of 1954. Employee will not discriminate against any person on the basis of race, color, sex, religion or national origin. Employee shall comply with Maryland Executive Order 01.01.2007.16 providing that no person shall be discriminated against based on age, gender identity and expression, creed, race, ancestry, sex, sexual orientation, religion or national origin.

#### **ARTICLE VII: PAID LEAVE**

The Employee shall be eligible to accrue Paid Leave in accordance with the Maryland Healthy Working Families Act (Title 3, Subtitle 13 of the Labor and Employment Article). The Employee shall be eligible to use accrued Paid Leave after the first 106 calendar days the employee has worked for the employer. The Employee must maintain a schedule of at least 24 hours in a 2-week pay period in order to accrue Paid Leave. If the Employee works sufficient hours to accrue Paid Leave, the Employee Paid leave at the rate of 1 hour for every 30 hours worked, not to exceed 40 hours in a calendar year. Paid Leave may be used for any purpose, including any of the reasons specified in the Maryland Healthy Working Families Act. The Employee may not use more than 64 hours of Paid Leave in a year. Used Paid Leave in excess of 40 hours will be forfeited at the beginning of the first full pay period of the next calendar year. Any unused Paid Leave will be forfeited upon separation of continuous State service, but if the Employee is rehired by the State within 37 weeks after separation any unused accrued Paid Leave shall be reinstated.

#### **ARTICLE VIII: EMPLOYEE HEALTH COVERAGE**

As long as the Employee's contract states the Employee is expected to work at least 30 hours per week, or an average of 130 hours per month, for a period greater than 90 consecutive days, the Employee is eligible to enroll in all benefits offered under the State Employee and Retiree Health and Welfare Benefits Program (the "Program") with the exception of flexible spending accounts. Medical and prescription drug coverage elected for the Employee and any eligible dependents will be subsidized at 75%. Enrollment by the Employee in dental, term life, spouse life, child life, and/or accidental death and dismemberment coverage will be paid entirely by the Employee. The Employee will receive coupons for each month of the plan year for remittance of their share of the cost of any benefits selected for enrollment.

#### **ARTICLE IX: TRAVEL DISBURSEMENT**

If expenses are approved in advance by the Department, the Employee may be reimbursed for travel expenses incurred in the performance of this Contract in accordance with the Standard Travel Regulations.

#### **ARTICLE X: CONDUCT AND SUPERVISION**

The Department will supply the employee with all materials, equipment and supplies necessary to the satisfactory performance of services under the Contract. The Employees work location is

**13070 Crouse Mill Rd. Queen Anne, MD 21657**

which shall be their principal place of employment.

#### **ARTICLE X: PAYMENT FOR JURY DUTY**

The employee may receive the Employee's regular hourly rate of pay for jury service and only when the Employee's jury service occurs on the Employee's scheduled workday. An Employee who receives a notice to appear for jury service shall notify the appointing authority without delay. If, after reporting for jury duty, the Employee is dismissed for the day, the Employee shall return to work if time permits. This payment will be prorated based on the Employee's percentage of employment. An individual employed less than 50 percent of the workweek will not receive payment for jury service.

## **ARTICLE XII: DISCLAIMER OF AUTHORITY**

The Employee does not hold legal authority to bind the State of Maryland or the Department, and cannot commit the State or the Department to any expenditure of funds or enter into any contractual obligation on the employee's behalf.

## **ARTICLE XIII: MODIFICATIONS WITH SCOPE OF WORK**

The Department shall have the right, in its discretion to alter or modify the services required by the Contract, provided that such alterations or modifications are with the general scope of work of the Contract.

## **ARTICLE XIII: TERMINATION**

This is an 'at-will' employment contract. As such, the Department may, in its sole discretion and without cause, terminate this Contract at any time. Likewise, the Employee may terminate this Contract at any time for any reason or no reason. The Employee understands that the fact that this Contract is meant to be of a fixed duration does nothing to alter this "at-will" employment status. Additionally, should the Employee be terminated with prejudice for actions so egregious that the Employee does not merit employment in any capacity with the State the Employee shall be permanently barred from any future employment in any capacity with the State. If the Employee is notified that they are being terminated with prejudice, the Employee shall have ten (10) business days to provide a written appeal to the appropriate appointing authority explaining why the Employee believes the termination with prejudice determination is inappropriate. With fifteen (15) days after receiving the appeal, the appointing authority shall issue the Employee a written decision. The decision of the appointing authority on any such appeal is final.

## **ARTICLE XV: RIGHTS IN DATA**

The Department shall at all times be considered the owner of all research, notes, data, computations, estimates or other information produced or obtained by the Employee during the performance of this Contract, and of any memoranda, reports or other work products resulting there from.

## **ARTICLE XVI: MULTI-YEAR RESTRICTION**

If the term of this Contract extends into future fiscal years of the State, this contract shall terminate automatically upon the failure of the General Assembly to appropriate funds for such future performance. Termination shall be effective as of the beginning of the fiscal year for which funds were not appropriated.

## **ARTICLE XVII: LAW APPLICABLE**

This Contract is governed by the laws of the State of Maryland, and the parties hereby expressly agree that the courts of the State of Maryland shall have exclusive jurisdiction to decide any question arising hereunder.

## **ARTICLE XVIII: WARRANTY**

The Employee agrees to execute all work under this Contract continuously and diligently.

## **ARTICLE XIX: MERGER**

This contract embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations referring to the subject matter, other than those contained herein or incorporated herein by reference.

IN WITNESS WHEREOF, the parties have executed this Contract by causing the same to be signed as of the day and year first above written.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Employee

Date: \_\_\_\_\_

\_\_\_\_\_  
Witness (HR)

\_\_\_\_\_  
Department of Natural Resources HR Officer

Date: \_\_\_\_\_

Detailed Cost Tracking Required (e.g. Recreational Trail Grant-funded staff)	
<input type="checkbox"/>	No
<input type="checkbox"/>	Yes - program Level 4 #/ PCA # _____

Approved as to form and legal sufficiency this 19th day of August 2024  
Office of the Attorney General  
Maryland Department of Natural Resources





## Bid Proposal – Crop Lease

Area: Wye Island NRMA

Former property name: Frabil Tract 3

Acreage available: 313.7 acres (and 31 acres of herbaceous buffers)

1. I, \_\_\_\_\_, hereby submit the following:  
\$ \_\_\_\_\_/acre which equals a lump sum of \$ \_\_\_\_\_/year  
payable in advance for an approximate two (2) year lease. The first payment will be due April 1, 2026 and the following payment will be due April 1, 2027. Should a 1-3 lease extension be granted, the same lump sum payments will also be due on the first of April in 2028, 2029, and 2030.

2. Name of bidder: \_\_\_\_\_

3. Bidder's address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

- Check your bid to be sure that all blanks have been filled in. Failure to do so may result in the rejection of your bid.
- The successful bidder agrees to comply with all Federal, State, and/or local laws in leasing the subject property.
- Bids under \$167 per acre will not be accepted.
- The successful bidder will be offered a two-year lease agreement with a fixed term beginning April 01, 2026, and ending March 31, 2028. The bidder may request a 1-3 extension on the lease.
- **The Maryland Park Service reserves the right to refuse any and all bids.**
- The successful bidder shall comply with the best management requirements as determined by the County Soil Conservation District. This includes a minimum 20' conservation reserve buffer (grass you must maintain) around all field edges and along roadways.



**CROPLAND LEASE AGREEMENT**

**THIS CROPLAND LEASE AGREEMENT (this "Lease")** is made on \_\_\_\_\_, 2026, by and between the **STATE OF MARYLAND, acting through the Department of Natural Resources** ("Landlord") and \_\_\_\_\_ ("Tenant"); *address*; Phone: \_\_\_\_\_; email address: \_\_\_\_\_.

**WHEREAS**, Landlord owns and maintains public lands known as (the "Land Unit"); and

**WHEREAS**, within said public lands, Landlord owns property hereinafter referred to as the "Premises", which are not immediately or exclusively needed by Landlord for the public use, operation, or maintenance of said public lands; and

**WHEREAS**, Tenant desires to lease the Premises as is on a temporary basis until such time as Landlord, for whatever reason, desires to reclaim all use and possession of the Premises; and

**WHEREAS**, this Lease is for the convenience of the State of Maryland and inures to the benefit of Landlord.

**NOW, THEREFORE**, in consideration of the mutual promises exchanged herein, the parties agree as follows:

**1. PREMISES.** Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, in as-is, where-is, the following Premises consisting of approximately eleven (11) parcels or fields of land, totaling approximately 313.7\_ acres of land (and 31.0 acres of herbaceous buffers), more or less, as shown on the map attached as **Exhibit A** and more particularly described below. This Lease does not convey to Tenant any interest in or to any mineral rights.

<b><u>Former Owner</u></b>	<b><u>Deed Date</u></b>	<b><u>County</u></b>	<b><u>Liber/Folio</u></b>
<i>Frabil Partnership</i>	<i>January 10, 1977</i>	<i>Queen Anne's</i>	<i>114/473</i>

**2. TERM (WITH RENEWAL).**

a. **Initial Term.** This Lease shall be for an initial term (the "Initial Term") of **two ( 2 )** years beginning on the  1st  day of  April , 2026 (the "Commencement Date" and ending on the  31st  day of  March , 2028 (the "Termination Date").

b. **Renewal Option.**

(i) Tenant may request an extension of the Initial Term of this Lease, no earlier than one (1) year after the Commencement Date and no later than eight (8) months prior

to the Termination Date, by providing Landlord with a written notice (at the Notice Address provided in Section 23, below), of its desire to extend the term of the Lease.

(ii) Tenant's request for an extension of the Initial Term shall be given consideration by Landlord only where Landlord, in its sole and complete discretion, finds that: (1) Tenant has met the requirements of Section 9 of this Lease in an effective, continuing and satisfactory manner; and (2) provided that no "Event of Default" as the same is defined in Section 22 hereof has occurred.

(iii) Landlord shall endeavor to provide a written response to Tenant's request to extend the term of the Lease within 60 days after receipt of Tenant's written request to extend the Term. Any such renewal shall be upon the terms and subject to the conditions which are set forth in the provisions of this Lease and shall be expressly conditioned upon Landlord's determination that items (1) and (2) in Section 2(b)(ii) herein remain accurate. Any failure by Landlord to provide a written response to Tenant's written request to extend the Initial Term shall be deemed a rejection of such request and the Lease shall terminate at the end of Initial Term.

(iv) Renewal of the Initial Term of this Lease is at the sole and complete discretion of the Landlord. When a renewal option is offered by Landlord, the renewal term shall be for one (1) additional term of one (1) to three (3) years, as determined by the mutual agreement of the parties (the "Renewal Term"). In no event shall the initial term and all renewal terms be longer than Five (5) years.

(v) The Initial Term and any Renewal Term are hereafter referred to as the "Term".

c. **Surrender.** Tenant shall, at Tenant's sole expense, at the expiration of the Lease or any earlier termination of this Lease: (a) promptly surrender to Landlord possession of the Premises in good order and repair; (b) remove all Tenant owned equipment, personal property and any trash and debris from the Premises on or before the date of termination; and (c) repair, to Landlord's satisfaction, any damage to the Premises caused by such removal.

**3. RENT, UTILITIES, AND OTHER ASSESSMENTS.** Tenant shall pay Landlord as rent the amount of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) per year, payable in advance on the first day of \_\_\_\_\_ of each year of the Term of this Lease without demand.

Tenant shall also pay promptly when due: (i) all charges for utility services to the Premises including but not limited to: electricity, telephone, water and sewer service during the Term of the Lease; and (ii) all taxes assessed in connection with Tenant's use and occupancy of the Premises, including but not limited to: federal and state income taxes, retail sales taxes, employment taxes and Real Property taxes assessed against the Premises pursuant to Section 6-102(e) of the Tax Property Article of the Annotated Code of Maryland (2024 Replacement Volume, as amended from time to time); (iii) all other expenses, charges, assessments, and taxes applicable to the Premises, iv.) and all other costs, fees, or charges described in this lease that are referred to as additional rent.

**4. PAYMENTS.**

**a. Rent.** Tenant promises to pay promptly the annual rent due without any demand, deduction, or counterclaim whatsoever. Rent shall be paid before the beginning of the Term, and no later than the 15<sup>th</sup> day after the due date each year.

**Electronic ACH payment is the preferred payment method.**

**Please include the following with your payment: Tenant (as named in the Lease), Land Unit Name and Customer ID (if known). ACH Payments shall be made as follows:**

Account Name:	State of Maryland - Department of Natural Resources
Account Number:	4105085708
Type of Account:	Checking
Bank Name:	Wells Fargo Bank, N.A.
Bank Address:	420 Montgomery Street, San Francisco, CA 94101
ABA Routing Number:	121000248
ACH Coordinator:	May Wong

**Check payments shall be payable to DNR-State of Maryland and sent to the following address, or as otherwise directed by Landlord in writing:**

Maryland Department of Natural Resources  
Attention: Accounts Receivable Division  
Tawes State Office Building, B-4  
580 Taylor Avenue, Annapolis, MD 21401  
*(For payments ONLY. No correspondence.)*

**b. Late Charges.** If the rent is not paid by the fifteenth (15<sup>th</sup>) day of the month due, it shall be deemed late, and Tenant will pay interest, as additional rent, at a rate of **Five Percent (5%)** per month for each month the rent is not paid by the due date. If the full Annual Rent due is not paid within Ninety (90) days of the due date, the outstanding rent shall be deemed delinquent.

**c. Penalties.** When rent is considered delinquent, the following penalties shall apply. i.) If the outstanding amount due is less than \$15,000, Tenant shall pay an additional collection fee of **Five Hundred Dollars (\$500)** for each month, or partial month, that any rent remains delinquent. If the outstanding amount due is \$15,000 or greater, Tenant shall pay an additional collection Fee of **Two Thousand Dollars (\$2,000)** for each month, or partial month, that any rent remains delinquent. The collection fee shall reimburse the Landlord's additional costs to collect outstanding rent. The fee shall be paid first from any subsequent payments by Tenant and shall not accrue interest. ii.) So long as Tenant has delinquent rent relating to any lease with the Landlord, Tenant shall be prohibited from bidding on any other property owned by Landlord and publicly offered for lease. iii.) Any Tenant that has been delinquent on more than one occasion, at the sole discretion of Landlord, shall be prohibited from bidding on any other property owned by Landlord and publicly offered for lease indefinitely. Any amounts that remain due and owing after Six Months (6) from the beginning of the Term shall be referred to the Central Collections Division of the Department to commence enforcement actions.

**5. DELIVERY OF PREMISES.** Landlord shall deliver the Premises to Tenant at the beginning of the Term of this Lease in an as-is, where-is condition, without any warranties, express or implied.

**6. ASSIGNMENT AND SUBLETTING.** Tenant shall not in any way assign or sublet any or all of the Premises or the Lease without first obtaining written consent of Landlord, which may be withheld in Landlord's sole and absolute discretion. Sharecropping is considered to be a form of subletting and is strictly prohibited.

**7. USE OF PREMISES.** Tenant shall personally use the Premises for crop farming purposes only. Tenant shall not use or permit the use of the Premises for any purpose other than crop farming. Tenant agrees to keep the Premises in a clean and safe condition and in good repair, to Landlord's satisfaction. Tenant agrees to use all equipment and facilities on the Premises with care and for intended purposes only, and to refrain from deliberately or negligently wasting or damaging the Premises or allowing another person to do so. Tenant will not use any portion of the Premises, or permit the use of the Premises for storage, display, recreation, residential, or other purposes. The rights awarded by this Lease Agreement do not include any special rights or privileges of the Tenant to access and or utilize the Land Unit, nor to hunt, trap, fish or engage in other recreational activities on the Premises or the Land Unit.

**8. CONDITIONS PERTAINING TO CROPLAND.**

- a. All equipment and vehicles used in furtherance of the purposes of this Lease shall be parked or stored on the Premises only. Tenant shall not use any adjoining lands for parking or storage.
- b. Tenant shall follow good agricultural practices in farming on the Premises. Tenant shall provide Landlord with copies of any soil tests obtained by Tenant or requested by Landlord to confirm organic carbon, aggregate stability, biodiversity and continued fertility of the soil. Tenant further agrees that Landlord may collect soil samples for testing from the Premises upon prior notification to Tenant.
- c. If requested by Landlord, Tenant shall submit to Landlord a list of all chemicals intended to be used on the Premises and shall receive written approval from Landlord before applying any chemicals to the Premises.
- d. Tenant shall not apply any organic additives (for example, composted material, sludge, or any type of manure) to the soil of the Premises without Landlord's prior written approval. Such prior approval must be obtained before any such additives are brought to the Premises. The use of organic additives or other nutrient materials must be consistent with the Nutrient Management Plan requirements as set forth in Section 12.
- e. Tenant shall control Johnson grass, Canada Thistle, and any other noxious weed (as designated by the Maryland Department of Agriculture), on the Premises in compliance with Title 9, Subtitle 405, of the Agriculture Article of the Annotated Code of Maryland, as amended from time to time. If Johnson grass, Canada thistle, or any other noxious weed exists on the Premises, Tenant shall file a timely plan of compliance with the Maryland Department of Agriculture and shall

promptly provide Landlord with a copy of such plan.

- f. Landlord may withdraw acreage from the Premises leased herein if Landlord determines, in its sole and complete discretion, that such acreage is needed for wildlife habitat and/or protection, soil restoration, forestry and/or agricultural research, water quality and erosion and sediment control, planned preservation/conservation measures or any other public use or purpose, provided that Landlord shall provide written notice to Tenant at least **one hundred eighty (180) days** prior to the effective date of such withdrawal of acreage. Upon withdrawal of the acreage, Rent for the remainder of the Term of this Lease shall be adjusted on a pro-rata basis.
- g. Tenant shall not graze, plant, harvest, plow, disc, or use fertilizers, pesticides, or insecticides within one hundred (100) feet of either side of the top edge or bank of any wetland, creek, run, river, tributary, drainage ditch, or natural water course on the Premises or as directed by the Area Manager. Tenant shall control noxious weeds in said one hundred (100) foot area by mowing and/or applying approved herbicides for the purpose of establishing a perpetual vegetative buffer.
- h. Tenant shall also maintain all existing conservation practices on the Premises, including grassed waterways on the Premises.
- i. Tenant shall provide all work stock, machinery, equipment, fertilizers, and seed used on the Premises, and shall maintain or erect all necessary fences and assume all costs required to operate the farm in accordance with all terms of this Lease.

## 9. SPECIAL CONDITIONS OF AREA.

- a. Tenant will plant a fall cover crop, as defined by the Maryland Department of Agriculture's **Cover Crop** Program (the "Program"), on all fields under this Lease where corn, full-season soybeans or vegetables have been planted during the previous cropping season and where no fall cereal grain is planted for planned harvest. Tenant is encouraged to participate in the Program, and information on the Program can be found at: [http://mda.maryland.gov/resource\\_conservation/Pages/cover\\_crop.aspx](http://mda.maryland.gov/resource_conservation/Pages/cover_crop.aspx). Landlord, in cooperation with the Tenant, will verify the establishment of a fall cover crop, whereby a multispecies cover crop shall be required each year of the Term of this Lease.
- b. Notwithstanding the provisions of Section 9 (a) above, fall cover crops shall be applied by September 15th in each year of this Lease. Cover crops shall be cereal grains (e.g., wheat/spelt, rye, barley, spring oats, triticale, ryegrass) or multi-species mixes of cereal grains and legumes (e.g., crimson clover, Austrian winter peas, hairy vetch). Brassica (canola/rape) and forage radish will not be permitted in cover crop seed mixes. In addition to other remedies for breach or default contained in Section 22 hereof, the planting of Brassica (canola/rape) and forage radish will subject Tenant to a penalty at the rate of \$180 per acre.
- c. Tenant will implement and maintain those additional Best Management Practices as identified on **Exhibit B** attached hereto and made a part hereof.
- d. Maintaining corn acreage at Wye Island is critical for waterfowl staging needs (i.e., winter food for Canada geese). Tenant is prohibited from planting all soybeans one year

and all corn the next -- not less than 50% of total acreage in corn. Agricultural acreage shall be planted such that the producer [Tenant?] is able to leave ten (10) acres of standing corn in fields as indicated by DNR.

- e. Tenant shall be required to leave ten (10) acres of standing corn in twelve (12) row sections for Canada Goose management as prescribed by DNR. Corn will generally be left standing through March 31st annually, in strips that are 12 rows wide, with adjacent strips being separated by a distance of not less than thirty (30) feet. All strips will be located at least 200 feet from the nearest woods' edge, and at least 100 feet from existing roadways. All corn (100%) ground shall be broadcast or no-till planted to a winter grain crop over corn stubble. There will be no fall plowing of corn stubble permitted. Winter grain crops can be treated as a production crop or used for nutrient management / green manure.
- f. All standing crops must be removed at least two weeks prior to the first day of Atlantic Population Canada Goose season to allow for preparation of the goose hunting areas.
- g. Tenant shall be responsible for correcting any sediment and erosion issues that may arise from poor farming practices. Herbaceous buffers shall be managed / maintained by the Tenant as part of the Lease Agreement, in coordination with DNR. Specifically, Tenant shall maintain/mow all grassed waterways/buffers on the Premises; grassed areas are to be mowed twice per year -- once in the fall after August 15th and once in the spring prior to April 15th (no mowing is to occur April 15th through August 15th in an effort to encourage nesting birds).

**10. COMPLIANCE WITH LAWS AND RULES.** Tenant shall comply with any and all applicable laws, regulations, and rules of any governmental authority, including but not limited to those adopted by DNR, the Maryland Department of Agriculture ("MDA"), the Natural Resources Conservation Service ("NRCS"), the United States Department of Agriculture ("USDA"), and the United States Soil Conservation District for the County in which the Premises are located ("SCD"). Tenant shall maintain a complete written farming history of the Premises during the entire Term of the Lease and shall follow any farming recommendations of the USDA, MDA, and the SCD. Tenant agrees to obtain and comply fully with Soil and Water Quality Plan(s) developed for the Premises during the Term of this Lease.

**11. WATER CONSERVATION.** Where applicable, the Tenant shall provide any surface or groundwater withdrawal permits issued by MDE for crop irrigation. No new surface or groundwater withdrawal permits may be applied for without written consent by Landlord

**12. NUTRIENT MANAGEMENT PLAN.** Tenant agrees to obtain and comply fully with a Nutrient Management Plan ("NMP") as prepared by a certified planner pursuant to Title 8, Subtitle 8 of the Agriculture Article of the Annotated Code of Maryland (2016 Replacement Volume, as amended from time to time) and any accompanying regulations. Tenant shall provide to Landlord copies of the NMP for the Premises, if requested, and agrees to provide any consents, authorizations or releases that may be required by Tenant, the SCD, or consultants to do so.

**13. MAINTENANCE.** Tenant shall keep the Premises in safe and good order, in clean and sanitary condition, and in good repair to Landlord's satisfaction.

**14. ALTERATIONS/IMPROVEMENTS.** Tenant shall not make any alterations, additions, or improvements to the Premises, without the prior written consent of Landlord, which may be

granted or withheld by Landlord in its sole and absolute discretion. To be eligible to obtain such consent, Tenant must provide Landlord with a written proposal including a detailed description, cost estimate, and work schedule of the project, along with any other information requested by Landlord. All such work must be conducted in accordance with Tenant's approved plan, at Tenant's sole expense, unless otherwise agreed in writing between the parties. All alterations or improvements become part of the real property and shall not be removed from the Premises at the end of the Term unless otherwise required or agreed by Landlord in its sole and absolute discretion.

**15. REPAIRS.** Tenant shall make all necessary repairs and replacements to the Premises (including its improvements, fixtures, and grounds) caused by the misuse or neglect of Tenant, Tenant's agents, employees, or invitees. If Tenant fails to make such repairs, Landlord has the right, but not the obligation, to make such repairs, Tenant shall promptly pay Landlord the cost thereof as additional rent.

**16. INSURANCE.** Tenant is responsible for maintaining adequate insurance on Tenant's personal property, crops, or equipment placed on, in, or about the Premises or used on the Premises. All personal property, crops, vehicles, and equipment belonging to Tenant and placed or used on the Premises shall be placed or used there at the sole risk of Tenant, and Landlord shall not be liable for any loss or damage thereto arising from any cause. Tenant shall not permit anything to be done on the Premises in contravention of any insurance policy in force thereon, or which will increase the insurance risk on the Premises.

**17. HOLD HARMLESS.** Landlord assumes no responsibility for crops, liability of crops, or liability for any damages incurred as a result of this Lease, including, but not limited to, personal injury or property damage resulting from the Land Unit (including the Premises), being open to the public for hunting and other recreational activities, as authorized by DNR. Tenant shall indemnify and hold harmless the State of Maryland and DNR, its officers, agents, and employees, from any and all liabilities, claims, expenses (including attorneys' fees), or demands of any kind made against the State of Maryland and DNR: (i) arising out of or in connection with a breach, violation, or non-performance of this Lease by Tenant or Tenant's employees, agents, licensees, or invitees, (ii) arising out of or in connection with Tenant's use or occupancy of the Premises, or (iii) arising out of authorized public use of the Land Unit, including but not limited to the Premises. Tenant further releases Landlord and the State of Maryland and DNR, its officers, agents, and employees, from any and all claims, expenses (including attorneys' fees), or demands of any kind made against Landlord and/or the State of Maryland arising out of or in connection with the taking, use, or occupancy of the Premises or any proposed or existing State project or authorized public uses, including but not limited to, hunting in the Land Unit or Premises.

**18. RIGHT OF ENTRY.** Landlord and Landlord's agents shall have the right to enter upon the Premises at all reasonable times for the purpose of inspection or to make such alterations or repairs as may be deemed necessary. For a period of thirty (30) days prior to the termination of this Lease, Landlord shall have the right, at reasonable times, to show the property to prospective tenants. In the event of an emergency, Landlord and Landlord's agents shall have the right to enter upon the Premises at all times.

**19. ACCESS ROADS.** Landlord reserves the right to use and grant the right to use all access roads, rights-of-way, easements, or driveways in and about the Premises at all times.

**20. PUBLIC ACCESS:**

a. **TRAILS.** Landlord reserves the right to use and maintain access of existing trails for public use on and/or immediately adjacent to the Premises. Consistent with DNR's mission to provide diverse recreational opportunities to the public, Landlord also reserves the right to permit public trail use on any agricultural field edge borders/buffers, upon reasonable notice to the Tenant. Landlord shall endeavor to provide Tenant with information as to the location(s) of existing trails and potential future trails prior to execution of this Lease. In the event that after execution of this Lease, the Landlord identifies new trails to be made available to the public, the Land Unit Manager will provide notice to the Tenant in advance of public use.

b. **TRAIL HEADS.** Tenant shall maintain unobstructed access to trail heads by trail users and first responders and shall ensure that trail heads remain free of obstructions at all times.

**21. PUBLIC ACCESS: HUNTING.** Tenant acknowledges that the Land Unit may be open to the public for hunting. Tenant further acknowledges that if the Premises are located within the Land Unit, the Landlord reserves the right to uphold existing public use hunting agreements on the Premises. Landlord will notify Tenant of any adjustments to hunting agreements in a timely manner. Landlord reserves the right to modify public use hunting agreements consistent with Land Unit operations and DNR's mission and policies.

**22. BREACH AND REMEDIES.** If Tenant violates any obligations of this Lease and fails to cure such default within ten (10) days after receiving written notice thereof from Landlord, this Lease shall, at Landlord's option, terminate. Such "**Event of Default**" shall operate as a notice to quit, and Landlord may recover possession of the Premises under any applicable law. Upon such an Event of Default, or if Tenant does not vacate the Premises on or before the last day of the Term, Landlord may, in either event: (a) eject Tenant, take possession of the Premises and store, without liability on Landlord's part, at Tenant's expense, all personal property found on the Premises; and/or (b) exercise any other remedy available to Landlord under any applicable law. No waiver by Landlord of any breach of any provision of this Lease shall be construed as a waiver of the provision itself or of any subsequent breach thereof.

**23. COSTS AND ATTORNEYS' FEES.** If Landlord institutes any action for eviction, collection, and/or judgment for rental arrears or violation of the terms of this Lease, Tenant agrees to pay all costs of any such action, including reasonable attorney' fees.

**24. TERMINATION.** Either party may terminate this Lease at any time by giving the other party at least thirty (30) days' notice thereof in writing specifying the date upon which this Lease will be terminated. At the termination of this Lease, Tenant shall surrender the Premises to Landlord in as good condition as when received, ordinary wear and tear excepted. Tenant also agrees to surrender the Premises free and clear of all personal property, equipment, and debris and to return all keys (if any) to the Premises to Landlord. Tenant shall receive no refund of any rent paid to Landlord in the event Tenant terminates this Lease.

**25. NOTICE.** Any notices or communications required or permitted to be given by this Lease must be (i) given in writing and (ii) delivered or mailed, by prepaid, certified mail, or overnight

courier, or transmitted by electronic mail transmission, to the party to whom such notice or communication is directed, to the mailing address or email address of such party as follows:

If to Landlord: Maryland Department of Natural Resources  
Office of Land Acquisition & Planning  
Attn: Supervisor, Land & Prop. Mgmt.  
Tawes State Office Building, E-4  
580 Taylor Avenue  
Annapolis, Maryland 21401  
[asharelah.watford@maryland.gov](mailto:asharelah.watford@maryland.gov)

With a copy to: Debra Cooper-Hughes  
Land Unit Manager Wye Island NRMA  
632 Wye Island Road  
Queenstown, MD 21658  
Debbie.cooper@maryland.gov

If to Tenant: ***Provide contact information, including email.***

If more than one person constitutes Tenant, notice to any one said person shall constitute notice to all.

**26. GENERAL PROVISIONS.** The captions are for convenience only and are not to be read to limit or define this Lease. The provisions of this Lease are binding upon the parties hereto, their personal representatives, successors, and, to the extent permitted, assigns. Time shall be of the essence under this Lease.

**27. ENTIRE AGREEMENT.** The provisions of this Lease, together with any written addendum attached hereto and signed by the parties, represent the complete and entire agreement between the parties with respect to the Premises.

**28. AMENDMENT.** This Lease may be amended by and only by an instrument in writing executed and delivered by each party hereto.

**29. APPLICABLE LAW.** This Lease shall be governed by and construed in accordance with the laws of the State of Maryland.

**30. TERMINATION FOR CONVENIENCE.** This Lease may be terminated by Landlord in accordance with this clause in whole, or from time to time in part, whenever Landlord determines that such termination shall be in the best interest of the State of Maryland.

**31. COUNTERPARTS AND ELECTRONIC SIGNATURES.** This document may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Signatures, provided by electronic

means including, by way of example and not of limitation, Adobe, PDF, DocuSign, and sent by email, or via an electronic signature program, shall be deemed to be original signatures.

**32. JOINT AND SEVERAL LIABILITY.** Whenever two (2) or more persons constitute Tenant, they shall be jointly and severally liable for performing Tenant’s obligations hereunder.

**33. TENANT’S ACKNOWLEDGEMENT OF RIGHT TO LEGAL COUNSEL.** Tenant has read and fully understands the terms and provisions of this Lease. Tenant has had the opportunity, at Tenant’s discretion and expense, to review this Lease with legal counsel, and has executed this Lease based on such party’s own judgment and advice of independent legal counsel (if sought).

**34. SEVERABILITY.** No determination by any court, governmental, or administrative entity or otherwise that any provision of this Lease or any amendment hereof is invalid or unenforceable in any instance shall affect the validity or enforceability of (a) any other such provision, or (b) such provision not controlled by such determination. Each such provision shall be valid and enforceable to the fullest extent allowed by and shall be construed wherever possible as being consistent with applicable law.

**35. EXHIBITS.** Each writing, document, or plat referred to herein as being attached as an exhibit is hereby made a part hereof.

**IN WITNESS WHEREOF,** the hands and seals of the parties on the day and year first above written.

WITNESS:

**TENANT:**  
[Name of Corporation or LLC if applicable]

\_\_\_\_\_

By: \_\_\_\_\_  
Name:  
Title *[if Corporation or LLC]*

WITNESS:

**LANDLORD:**  
**STATE OF MARYLAND**  
**DEPARTMENT OF NATURAL**  
**RESOURCES**

\_\_\_\_\_

By: \_\_\_\_\_  
Paul A. Peditto  
Assistant Secretary, Land Resources

# EXHIBIT A



## EXHIBIT B

### BEST MANAGEMENT PRACTICES

The Department of Natural Resources (the “Department”) encourages the use of Best Management Practices (BMPs) in farming State lands. Below is a list of accepted BMPs, approved by the Department and the County Soil Conservation District (SCD) where the Premises are located. Checked practices will be included in the Lease under Section 9: Special Conditions. For each practice described below, the Conservation Practice Standards described in the Natural Resources Conservation Service (NRCS) [Field Office Technical Guide](#) are listed and linked to provide farmers with implementation standards:

(<https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/technical/fotg/>).

**Cover Crops:** Tenant shall plant a fall cover crop where corn, soybeans or vegetables were planted during the previous cropping season and where no fall cereal grain is planted for planned harvest. Tenant, in consultation with the Landlord, can choose a cover crop planting consistent with the State program. A diverse, multispecies cover crop planting is required, to be planted. Planting of a cover crop shall include over-seeding on row crops to provide permanent cover. Roller crimping cover crops instead of chemical spray downs is preferred, but not required. [Cover Crop NRCS Standard \(Code 340\)](#).

\*Information on the Maryland Department of Agriculture Cover Crop Program can be found at: [http://mda.maryland.gov/resource\\_conservation/Pages/cover\\_crop.aspx](http://mda.maryland.gov/resource_conservation/Pages/cover_crop.aspx).

**Reduced Tillage:** Tenant shall institute no-till or other reduced tillage practices as defined by the Department and the SCD. No-till or reduced tillage practices shall manage the amount, orientation and distribution of crop and other plant residue on the soil surface year-round, while limiting the soil-disturbing activities used to grow and harvest crops in systems where the field surface is tilled prior to planting. [No-Till NRCS Standard \(Code 329\)](#) and [Reduced Till NRCS Standard \(Code 345\)](#).

**Conservation Cover (Native Meadow-Pollinator Planting):** Tenant shall plant and maintain a permanent vegetative cover of native meadow pollinator seed mix for the Term of the Lease in areas defined by the Department and the SCD. All mowing shall be conducted outside the primary nesting season from April 15<sup>th</sup> to August 31<sup>st</sup> of any given year. [Conservation Cover NRCS Standard \(Code 327\)](#).

**Prescribed Burning:** Tenant shall plan and perform prescribed burning in coordination with the Department and the SCD. All pre-burn and burn regulations and procedures shall be followed, including but not limited to, assessing site and weather conditions, assessing utilities and infrastructure and notification to adjoining property owners, etc. [Prescribed Burning NRCS Standard \(Code 338\)](#).

Field Edge Buffers: Tenant shall plant and maintain a field-edge buffer of perennial vegetation with a width as defined by the Department and the SCD. The selection of plant species must be approved by the Department. [Field Edge Buffer NRCS Standard \(Code 386\)](#). Note: As is indicated under Section 20 of this Lease, field edge buffers are eligible for public access for trail use if so determined by Landlord. Tenant will be notified of this usage in a timely manner.

Grassed Waterways: Tenant shall plant and maintain a natural or constructed channel of permanent herbaceous vegetation within a farm field or fields as defined by the Department and the SCD. The selection of plant species must be approved by the Department; grass waterways shall not be established/planted in wetlands or wetland buffers. [Grassed Waterway NRCS Standard \(Code 412\)](#).

Filter Strips: Tenant shall plant and maintain a strip or area of permanent herbaceous vegetation, as defined by the Department and the SCD, to remove contaminants from overland flow that may move offsite and into environmentally sensitive areas such as waterways, waterbodies or wetlands. [Filter Strip NRCS Standard \(Code 393\)](#).

Hedgerow Planting or Reestablishment: Tenant shall establish or reestablish a hedgerow(s) as defined by the Department and the SCD. The selection of plant species must be approved by the Department. [Hedgerow NRCS Standard \(Code 422\)](#).

Terracing: Tenant shall construct terracing as defined by the Department and the SCD. [Terracing NRCS Standard \(Code 600\)](#).

Riparian Buffers: Tenant shall plant and maintain permanent herbaceous grasses on land near waterways, waterbodies and/ or wetlands and wetland buffers as defined by the Department and the SCD. The selection of plant species must be approved by the Department. [Riparian Herbaceous Cover NRCS Standard \(Code 390\)](#).

Forage and Biomass Planting: Tenant shall establish compatible species, varieties or cultivars of herbaceous species for pasture, hay and/or biomass production as defined by the Department and the SCD. [Forage and Biomass Planting NRCS Standard \(Code 512\)](#).



## Bid Proposal – Crop Lease

Area: Wye Island NRMA

Former property name: Frabil Tract

Acreage available: 92.13 acres (68.54 agricultural and 23.59 mixed meadows)

1. I, \_\_\_\_\_, hereby submit the following:  
\$ \_\_\_\_\_/acre which equals a lump sum of \$ \_\_\_\_\_/year  
payable in advance for a five (5) year lease. The first payment will be due April 1, 2026  
and the following payments will be due April 1, 2027, 2028, 2029, and 2030.

2. Name of bidder: \_\_\_\_\_

3. Bidder's address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

- Check your bid to be sure that all blanks have been filled in. Failure to do so may result in the rejection of your bid.
- The successful bidder agrees to comply with all Federal, State, and/or local laws in leasing the subject property.
- Bids under \$167 per acre will not be accepted.
- The successful bidder will be offered a five-year lease agreement with a fixed term beginning April 01, 2026, and ending March 31, 2031.
- **The Maryland Park Service reserves the right to refuse any and all bids.**
- The successful bidder shall comply with the best management requirements as determined by the County Soil Conservation District. This includes a minimum 20' conservation reserve buffer (grass you must maintain) around all field edges and along roadways.



DNR: 201  
Rev. July 2025

STATE OF MARYLAND  
Department of Natural Resources  
580 Taylor Ave., E-4  
Annapolis, Maryland 21401

Land Unit: WINRMA  
County: Queen Anne's  
Liber/Folio: 114 473  
Property: Frabil

**CROPLAND LEASE AGREEMENT**

**THIS CROPLAND LEASE AGREEMENT (this "Lease")** is made on \_\_\_\_\_, 2026, by and between the **STATE OF MARYLAND, acting through the Department of Natural Resources** ("Landlord") and \_\_\_\_\_ ("Tenant"); *address*; Phone: \_\_\_\_\_; email address: \_\_\_\_\_.

**WHEREAS**, Landlord owns and maintains public lands known as (the "Land Unit"); and

**WHEREAS**, within said public lands, Landlord owns property hereinafter referred to as the "Premises", which are not immediately or exclusively needed by Landlord for the public use, operation, or maintenance of said public lands; and

**WHEREAS**, Tenant desires to lease the Premises as is on a temporary basis until such time as Landlord, for whatever reason, desires to reclaim all use and possession of the Premises; and

**WHEREAS**, this Lease is for the convenience of the State of Maryland and inures to the benefit of Landlord.

**NOW, THEREFORE**, in consideration of the mutual promises exchanged herein, the parties agree as follows:

**1. PREMISES.** Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, in as-is, where-is, the following Premises consisting of approximately five (5) parcels or fields of land, totaling approximately 92.13 acres of land, more or less, as shown on the map attached as **Exhibit A** and more particularly described below. This Lease does not convey to Tenant any interest in or to any mineral rights.

<u>Former Owner</u>	<u>Deed Date</u>	<u>County</u>	<u>Liber/Folio</u>
<i>Frabil Partnership</i>	<i>January 10, 1977</i>	<i>Queen Anne's</i>	<i>114/473</i>

Approximately 23.59 acres is in mixed meadows and must be maintained as such. Approximately 68.54 acres is in agricultural fields.

**2. Fixed Term (No Renewal)**

a. **Term.** This Lease shall be for a term (the "Term") of Five (5) years beginning on the first day of April 1, 2026 (the "Commencement Date" and ending on the last day of March, 31, 2031 the "Termination Date"). This Lease is for a fixed term as specified above and may not be converted to a periodic tenancy or reinstated, continued, or otherwise extended beyond that Term by any act or omission of Landlord or Tenant. Termination shall occur automatically on

the final date of the Term specified above without notice of any kind from either party to the other. Tenant must remove all Tenant owned equipment and personal property from the Premises on or before the date of termination.

b. **Surrender.** Tenant shall, at Tenant's sole expense, at the expiration of the Lease or any earlier termination of this Lease: (a) promptly surrender to Landlord possession of the Premises in good order and repair; (b) remove all Tenant owned equipment, personal property and any trash and debris from the Premises on or before the date of termination; and (c) repair, to Landlord's satisfaction, any damage to the Premises caused by such removal.

c. **Surrender.** Tenant shall, at Tenant's sole expense, at the expiration of the Lease or any earlier termination of this Lease: (a) promptly surrender to Landlord possession of the Premises in good order and repair; (b) remove all Tenant owned equipment, personal property and any trash and debris from the Premises on or before the date of termination; and (c) repair, to Landlord's satisfaction, any damage to the Premises caused by such removal.

**3. RENT, UTILITIES, AND OTHER ASSESSMENTS.** Tenant shall pay Landlord as rent the amount of \_\_\_\_\_ Dollars (\$) \_\_\_\_\_) **per year**, payable in advance on the first day of \_\_\_\_\_ of each year of the Term of this Lease without demand.

Tenant shall also pay promptly when due: (i) all charges for utility services to the Premises including but not limited to: electricity, telephone, water and sewer service during the Term of the Lease; and (ii) all taxes assessed in connection with Tenant's use and occupancy of the Premises, including but not limited to: federal and state income taxes, retail sales taxes, employment taxes and Real Property taxes assessed against the Premises pursuant to Section 6-102(e) of the Tax Property Article of the Annotated Code of Maryland (2024 Replacement Volume, as amended from time to time); (iii) all other expenses, charges, assessments, and taxes applicable to the Premises, iv.) and all other costs, fees, or charges described in this lease that are referred to as additional rent.

**4. PAYMENTS.**

a. **Rent.** Tenant promises to pay promptly the annual rent due without any demand, deduction, or counterclaim whatsoever. Rent shall be paid before the beginning of the Term, and no later than the 15<sup>th</sup> day after the due date each year.

**Electronic ACH payment is the preferred payment method.**

**Please include the following with your payment: Tenant (as named in the Lease), Land Unit Name and Customer ID (if known). ACH Payments shall be made as follows:**

Account Name:	State of Maryland - Department of Natural Resources
Account Number:	4105085708
Type of Account:	Checking
Bank Name:	Wells Fargo Bank, N.A.
Bank Address:	420 Montgomery Street, San Francisco, CA 94101
ABA Routing Number:	121000248
ACH Coordinator:	May Wong

**Check payments shall be payable to DNR-State of Maryland and sent to the following address, or as otherwise directed by Landlord in writing:**

Maryland Department of Natural Resources  
Attention: Accounts Receivable Division  
Tawes State Office Building, B-4  
580 Taylor Avenue, Annapolis, MD 21401  
*(For payments ONLY. No correspondence.)*

**b. Late Charges.** If the rent is not paid by the fifteenth (15<sup>th</sup>) day of the month due, it shall be deemed late, and Tenant will pay interest, as additional rent, at a rate of **Five Percent (5%)** per month for each month the rent is not paid by the due date. If the full Annual Rent due is not paid within Ninety (90) days of the due date, the outstanding rent shall be deemed delinquent.

**c. Penalties.** When rent is considered delinquent, the following penalties shall apply. i.) If the outstanding amount due is less than \$15,000, Tenant shall pay an additional collection fee of **Five Hundred Dollars (\$500)** for each month, or partial month, that any rent remains delinquent. If the outstanding amount due is \$15,000 or greater, Tenant shall pay an additional collection Fee of **Two Thousand Dollars (\$2,000)** for each month, or partial month, that any rent remains delinquent. The collection fee shall reimburse the Landlord's additional costs to collect outstanding rent. The fee shall be paid first from any subsequent payments by Tenant and shall not accrue interest. ii.) So long as Tenant has delinquent rent relating to any lease with the Landlord, Tenant shall be prohibited from bidding on any other property owned by Landlord and publicly offered for lease. iii.) Any Tenant that has been delinquent on more than one occasion, at the sole discretion of Landlord, shall be prohibited from bidding on any other property owned by Landlord and publicly offered for lease indefinitely. Any amounts that remain due and owing after Six Months (6) from the beginning of the Term shall be referred to the Central Collections Division of the Department to commence enforcement actions.

**5. DELIVERY OF PREMISES.** Landlord shall deliver the Premises to Tenant at the beginning of the Term of this Lease in an as-is, where-is condition, without any warranties, express or implied.

**6. ASSIGNMENT AND SUBLETTING.** Tenant shall not in any way assign or sublet any or all of the Premises or the Lease without first obtaining written consent of Landlord, which may be withheld in Landlord's sole and absolute discretion. Sharecropping is considered to be a form of subletting and is strictly prohibited.

**7. USE OF PREMISES.** Tenant shall personally use the Premises for crop farming purposes only. Tenant shall not use or permit the use of the Premises for any purpose other than crop farming. Tenant agrees to keep the Premises in a clean and safe condition and in good repair, to Landlord's satisfaction. Tenant agrees to use all equipment and facilities on the Premises with care and for intended purposes only, and to refrain from deliberately or negligently wasting or damaging the Premises or allowing another person to do so. Tenant will not use any portion of the Premises, or permit the use of the Premises for storage, display, recreation, residential, or other purposes. The rights awarded by this Lease Agreement do not include any special rights or

privileges of the Tenant to access and or utilize the Land Unit, nor to hunt, trap, fish or engage in other recreational activities on the Premises or the Land Unit.

## 8. CONDITIONS PERTAINING TO CROPLAND.

- a. All equipment and vehicles used in furtherance of the purposes of this Lease shall be parked or stored on the Premises only. Tenant shall not use any adjoining lands for parking or storage.
- b. Tenant shall follow good agricultural practices in farming on the Premises. Tenant shall provide Landlord with copies of any soil tests obtained by Tenant or requested by Landlord to confirm organic carbon, aggregate stability, biodiversity and continued fertility of the soil. Tenant further agrees that Landlord may collect soil samples for testing from the Premises upon prior notification to Tenant.
- c. If requested by Landlord, Tenant shall submit to Landlord a list of all chemicals intended to be used on the Premises and shall receive written approval from Landlord before applying any chemicals to the Premises.
- d. Tenant shall not apply any organic additives (for example, composted material, sludge, or any type of manure) to the soil of the Premises without Landlord's prior written approval. Such prior approval must be obtained before any such additives are brought to the Premises. The use of organic additives or other nutrient materials must be consistent with the Nutrient Management Plan requirements as set forth in Section 12.
- e. Tenant shall control Johnson grass, Canada Thistle, and any other noxious weed (as designated by the Maryland Department of Agriculture), on the Premises in compliance with Title 9, Subtitle 405, of the Agriculture Article of the Annotated Code of Maryland, as amended from time to time. If Johnson grass, Canada thistle, or any other noxious weed exists on the Premises, Tenant shall file a timely plan of compliance with the Maryland Department of Agriculture and shall promptly provide Landlord with a copy of such plan.
- f. Landlord may withdraw acreage from the Premises leased herein if Landlord determines, in its sole and complete discretion, that such acreage is needed for wildlife habitat and/or protection, soil restoration, forestry and/or agricultural research, water quality and erosion and sediment control, planned preservation/conservation measures or any other public use or purpose, provided that Landlord shall provide written notice to Tenant at least **one hundred eighty (180) days** prior to the effective date of such withdrawal of acreage. Upon withdrawal of the acreage, Rent for the remainder of the Term of this Lease shall be adjusted on a pro-rata basis.
- g. Tenant shall not graze, plant, harvest, plow, disc, or use fertilizers, pesticides, or insecticides within one hundred (100) feet of either side of the top edge or bank of any wetland, creek, run, river, tributary, drainage ditch, or natural water course on the Premises or as directed by the Area Manager. Tenant shall control noxious weeds in said one hundred (100) foot area by mowing and/or applying approved

herbicides for the purpose of establishing a perpetual vegetative buffer.

- h. Tenant shall also maintain all existing conservation practices on the Premises, including grassed waterways on the Premises.
- i. Tenant shall provide all work stock, machinery, equipment, fertilizers, and seed used on the Premises, and shall maintain or erect all necessary fences and assume all costs required to operate the farm in accordance with all terms of this Lease.

## 9. SPECIAL CONDITIONS OF AREA.

- a. Tenant will plant a fall cover crop, as defined by the Maryland Department of Agriculture's **Cover Crop** Program (the "Program"), on all fields under this Lease where corn, full-season soybeans or vegetables have been planted during the previous cropping season and where no fall cereal grain is planted for planned harvest. Tenant is encouraged to participate in the Program, and information on the Program can be found at: [http://mda.maryland.gov/resource\\_conservation/Pages/cover\\_crop.aspx](http://mda.maryland.gov/resource_conservation/Pages/cover_crop.aspx). Landlord, in cooperation with the Tenant, will verify the establishment of a fall cover crop, whereby a multispecies cover crop shall be required each year of the Term of this Lease.
- b. Notwithstanding the provisions of Section 9 (a) above, fall cover crops shall be applied by September 15th in each year of this Lease. Cover crops shall be cereal grains (e.g., wheat/spelt, rye, barley, spring oats, triticale, ryegrass) or multi-species mixes of cereal grains and legumes (e.g., crimson clover, Austrian winter peas, hairy vetch). Brassica (canola/rape) and forage radish will not be permitted in cover crop seed mixes. In addition to other remedies for breach or default contained in Section 22 hereof, the planting of Brassica (canola/rape) and forage radish will subject Tenant to a penalty at the rate of \$180 per acre.
- c. Tenant will implement and maintain those additional Best Management Practices as identified on **Exhibit B** attached hereto and made a part hereof.
- d. Maintaining corn acreage at Wye Island is critical for waterfowl staging needs (i.e., winter food for Canada geese). Tenant is prohibited from planting all soybeans one year and all corn the next -- not less than 50% of total acreage in corn. Agricultural acreage shall be planted such that the producer [Tenant?] is able to leave ten (10) acres of standing corn in fields as indicated by DNR.
- e. Tenant shall be required to leave ten (10) acres of standing corn in twelve (12) row sections for Canada Goose management as prescribed by DNR. Corn will generally be left standing through March 31st annually, in strips that are 12 rows wide, with adjacent strips being separated by a distance of not less than thirty (30) feet. All strips will be located at least 200 feet from the nearest woods' edge, and at least 100 feet from existing roadways. All corn (100%) ground shall be broadcast or no-till planted to a winter grain crop over corn stubble. There will be no fall plowing of corn stubble permitted. Winter grain crops can be treated as a production crop or used for nutrient management / green manure.
- f. All standing crops must be removed at least two weeks prior to the first day of Atlantic Population Canada Goose season to allow for preparation of the goose hunting areas.
- g. Tenant shall be responsible for correcting any sediment and erosion issues that may arise from poor farming practices. Herbaceous buffers shall be managed / maintained by the Tenant as part of the Lease Agreement, in coordination with DNR. Specifically, Tenant

shall maintain/mow all grassed waterways/buffers on the Premises; grassed areas are to be mowed twice per year -- once in the fall after August 15th and once in the spring prior to April 15th (no mowing is to occur April 15th through August 15th in an effort to encourage nesting birds).

**10. COMPLIANCE WITH LAWS AND RULES.** Tenant shall comply with any and all applicable laws, regulations, and rules of any governmental authority, including but not limited to those adopted by DNR, the Maryland Department of Agriculture (“MDA”), the Natural Resources Conservation Service (“NRCS”), the United States Department of Agriculture (“USDA”), and the United States Soil Conservation District for the County in which the Premises are located (“SCD”). Tenant shall maintain a complete written farming history of the Premises during the entire Term of the Lease and shall follow any farming recommendations of the USDA, MDA, and the SCD. Tenant agrees to obtain and comply fully with Soil and Water Quality Plan(s) developed for the Premises during the Term of this Lease.

**11. WATER CONSERVATION.** Where applicable, the Tenant shall provide any surface or groundwater withdrawal permits issued by MDE for crop irrigation. No new surface or groundwater withdrawal permits may be applied for without written consent by Landlord

**12. NUTRIENT MANAGEMENT PLAN.** Tenant agrees to obtain and comply fully with a Nutrient Management Plan (“NMP”) as prepared by a certified planner pursuant to Title 8, Subtitle 8 of the Agriculture Article of the Annotated Code of Maryland (2016 Replacement Volume, as amended from time to time) and any accompanying regulations. Tenant shall provide to Landlord copies of the NMP for the Premises, if requested, and agrees to provide any consents, authorizations or releases that may be required by Tenant, the SCD, or consultants to do so.

**13. MAINTENANCE.** Tenant shall keep the Premises in safe and good order, in clean and sanitary condition, and in good repair to Landlord’s satisfaction.

**14. ALTERATIONS/IMPROVEMENTS.** Tenant shall not make any alterations, additions, or improvements to the Premises, without the prior written consent of Landlord, which may be granted or withheld by Landlord in its sole and absolute discretion. To be eligible to obtain such consent, Tenant must provide Landlord with a written proposal including a detailed description, cost estimate, and work schedule of the project, along with any other information requested by Landlord. All such work must be conducted in accordance with Tenant’s approved plan, at Tenant’s sole expense, unless otherwise agreed in writing between the parties. All alterations or improvements become part of the real property and shall not be removed from the Premises at the end of the Term unless otherwise required or agreed by Landlord in its sole and absolute discretion.

**15. REPAIRS.** Tenant shall make all necessary repairs and replacements to the Premises (including its improvements, fixtures, and grounds) caused by the misuse or neglect of Tenant, Tenant’s agents, employees, or invitees. If Tenant fails to make such repairs, Landlord has the right, but not the obligation, to make such repairs, Tenant shall promptly pay Landlord the cost thereof as additional rent.

**16. INSURANCE.** Tenant is responsible for maintaining adequate insurance on Tenant’s personal property, crops, or equipment placed on, in, or about the Premises or used on the

Premises. All personal property, crops, vehicles, and equipment belonging to Tenant and placed or used on the Premises shall be placed or used there at the sole risk of Tenant, and Landlord shall not be liable for any loss or damage thereto arising from any cause. Tenant shall not permit anything to be done on the Premises in contravention of any insurance policy in force thereon, or which will increase the insurance risk on the Premises.

**17. HOLD HARMLESS.** Landlord assumes no responsibility for crops, liability of crops, or liability for any damages incurred as a result of this Lease, including, but not limited to, personal injury or property damage resulting from the Land Unit (including the Premises), being open to the public for hunting and other recreational activities, as authorized by DNR. Tenant shall indemnify and hold harmless the State of Maryland and DNR, its officers, agents, and employees, from any and all liabilities, claims, expenses (including attorneys' fees), or demands of any kind made against the State of Maryland and DNR: (i) arising out of or in connection with a breach, violation, or non-performance of this Lease by Tenant or Tenant's employees, agents, licensees, or invitees, (ii) arising out of or in connection with Tenant's use or occupancy of the Premises, or (iii) arising out of authorized public use of the Land Unit, including but not limited to the Premises. Tenant further releases Landlord and the State of Maryland and DNR, its officers, agents, and employees, from any and all claims, expenses (including attorneys' fees), or demands of any kind made against Landlord and/or the State of Maryland arising out of or in connection with the taking, use, or occupancy of the Premises or any proposed or existing State project or authorized public uses, including but not limited to, hunting in the Land Unit or Premises.

**18. RIGHT OF ENTRY.** Landlord and Landlord's agents shall have the right to enter upon the Premises at all reasonable times for the purpose of inspection or to make such alterations or repairs as may be deemed necessary. For a period of thirty (30) days prior to the termination of this Lease, Landlord shall have the right, at reasonable times, to show the property to prospective tenants. In the event of an emergency, Landlord and Landlord's agents shall have the right to enter upon the Premises at all times.

**19. ACCESS ROADS.** Landlord reserves the right to use and grant the right to use all access roads, rights-of-way, easements, or driveways in and about the Premises at all times.

**20. PUBLIC ACCESS:**

a. **TRAILS.** Landlord reserves the right to use and maintain access of existing trails for public use on and/or immediately adjacent to the Premises. Consistent with DNR's mission to provide diverse recreational opportunities to the public, Landlord also reserves the right to permit public trail use on any agricultural field edge borders/buffers, upon reasonable notice to the Tenant. Landlord shall endeavor to provide Tenant with information as to the location(s) of existing trails and potential future trails prior to execution of this Lease. In the event that after execution of this Lease, the Landlord identifies new trails to be made available to the public, the Land Unit Manager will provide notice to the Tenant in advance of public use.

b. **TRAIL HEADS.** Tenant shall maintain unobstructed access to trail heads by trail users and first responders and shall ensure that trail heads remain free of obstructions at all times.

**21. PUBLIC ACCESS: HUNTING.** Tenant acknowledges that the Land Unit may be open to the public for hunting. Tenant further acknowledges that if the Premises are located within the Land Unit, the Landlord reserves the right to uphold existing public use hunting agreements on the Premises. Landlord will notify Tenant of any adjustments to hunting agreements in a timely manner. Landlord reserves the right to modify public use hunting agreements consistent with Land Unit operations and DNR's mission and policies.

**22. BREACH AND REMEDIES.** If Tenant violates any obligations of this Lease and fails to cure such default within ten (10) days after receiving written notice thereof from Landlord, this Lease shall, at Landlord's option, terminate. Such "**Event of Default**" shall operate as a notice to quit, and Landlord may recover possession of the Premises under any applicable law. Upon such an Event of Default, or if Tenant does not vacate the Premises on or before the last day of the Term, Landlord may, in either event: (a) eject Tenant, take possession of the Premises and store, without liability on Landlord's part, at Tenant's expense, all personal property found on the Premises; and/or (b) exercise any other remedy available to Landlord under any applicable law. No waiver by Landlord of any breach of any provision of this Lease shall be construed as a waiver of the provision itself or of any subsequent breach thereof.

**23. COSTS AND ATTORNEYS' FEES.** If Landlord institutes any action for eviction, collection, and/or judgment for rental arrears or violation of the terms of this Lease, Tenant agrees to pay all costs of any such action, including reasonable attorney' fees.

**24. TERMINATION.** Either party may terminate this Lease at any time by giving the other party at least thirty (30) days' notice thereof in writing specifying the date upon which this Lease will be terminated. At the termination of this Lease, Tenant shall surrender the Premises to Landlord in as good condition as when received, ordinary wear and tear excepted. Tenant also agrees to surrender the Premises free and clear of all personal property, equipment, and debris and to return all keys (if any) to the Premises to Landlord. Tenant shall receive no refund of any rent paid to Landlord in the event Tenant terminates this Lease.

**25. NOTICE.** Any notices or communications required or permitted to be given by this Lease must be (i) given in writing and (ii) delivered or mailed, by prepaid, certified mail, or overnight courier, or transmitted by electronic mail transmission, to the party to whom such notice or communication is directed, to the mailing address or email address of such party as follows:

If to Landlord: Maryland Department of Natural Resources  
Office of Land Acquisition & Planning  
Attn: Supervisor, Land & Prop. Mgmt.  
Tawes State Office Building, E-4  
580 Taylor Avenue  
Annapolis, Maryland 21401  
[asharelah.watford@maryland.gov](mailto:asharelah.watford@maryland.gov)

With a copy to: Debra Cooper-Hughes  
Land Unit Manager Wye Island NRMA  
632 Wye Island Road  
Queenstown, MD 21658  
[Debbie.cooper@maryland.gov](mailto:Debbie.cooper@maryland.gov)

If to Tenant: ***Provide contact information, including email.***

If more than one person constitutes Tenant, notice to any one said person shall constitute notice to all.

**26. GENERAL PROVISIONS.** The captions are for convenience only and are not to be read to limit or define this Lease. The provisions of this Lease are binding upon the parties hereto, their personal representatives, successors, and, to the extent permitted, assigns. Time shall be of the essence under this Lease.

**27. ENTIRE AGREEMENT.** The provisions of this Lease, together with any written addendum attached hereto and signed by the parties, represent the complete and entire agreement between the parties with respect to the Premises.

**28. AMENDMENT.** This Lease may be amended by and only by an instrument in writing executed and delivered by each party hereto.

**29. APPLICABLE LAW.** This Lease shall be governed by and construed in accordance with the laws of the State of Maryland.

**30. TERMINATION FOR CONVENIENCE.** This Lease may be terminated by Landlord in accordance with this clause in whole, or from time to time in part, whenever Landlord determines that such termination shall be in the best interest of the State of Maryland.

**31. COUNTERPARTS AND ELECTRONIC SIGNATURES.** This document may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Signatures, provided by electronic means including, by way of example and not of limitation, Adobe, PDF, DocuSign, and sent by email, or via an electronic signature program, shall be deemed to be original signatures.

**32. JOINT AND SEVERAL LIABILITY.** Whenever two (2) or more persons constitute Tenant, they shall be jointly and severally liable for performing Tenant's obligations hereunder.

**33. TENANT'S ACKNOWLEDGEMENT OF RIGHT TO LEGAL COUNSEL.** Tenant has read and fully understands the terms and provisions of this Lease. Tenant has had the opportunity, at Tenant's discretion and expense, to review this Lease with legal counsel, and has executed this Lease based on such party's own judgment and advice of independent legal counsel (if sought).

**34. SEVERABILITY.** No determination by any court, governmental, or administrative entity or otherwise that any provision of this Lease or any amendment hereof is invalid or unenforceable in any instance shall affect the validity or enforceability of (a) any other such provision, or (b) such provision not controlled by such determination. Each such provision shall

be valid and enforceable to the fullest extent allowed by and shall be construed wherever possible as being consistent with applicable law.

**35. EXHIBITS.** Each writing, document, or plat referred to herein as being attached as an exhibit is hereby made a part hereof.

**IN WITNESS WHEREOF**, the hands and seals of the parties on the day and year first above written.

WITNESS:

\_\_\_\_\_

**TENANT:**

[Name of Corporation or LLC if applicable]

/

By: \_\_\_\_\_

Name:

Title *[if Corporation or LLC]*

WITNESS:

\_\_\_\_\_

**LANDLORD:**

**STATE OF MARYLAND  
DEPARTMENT OF NATURAL  
RESOURCES**

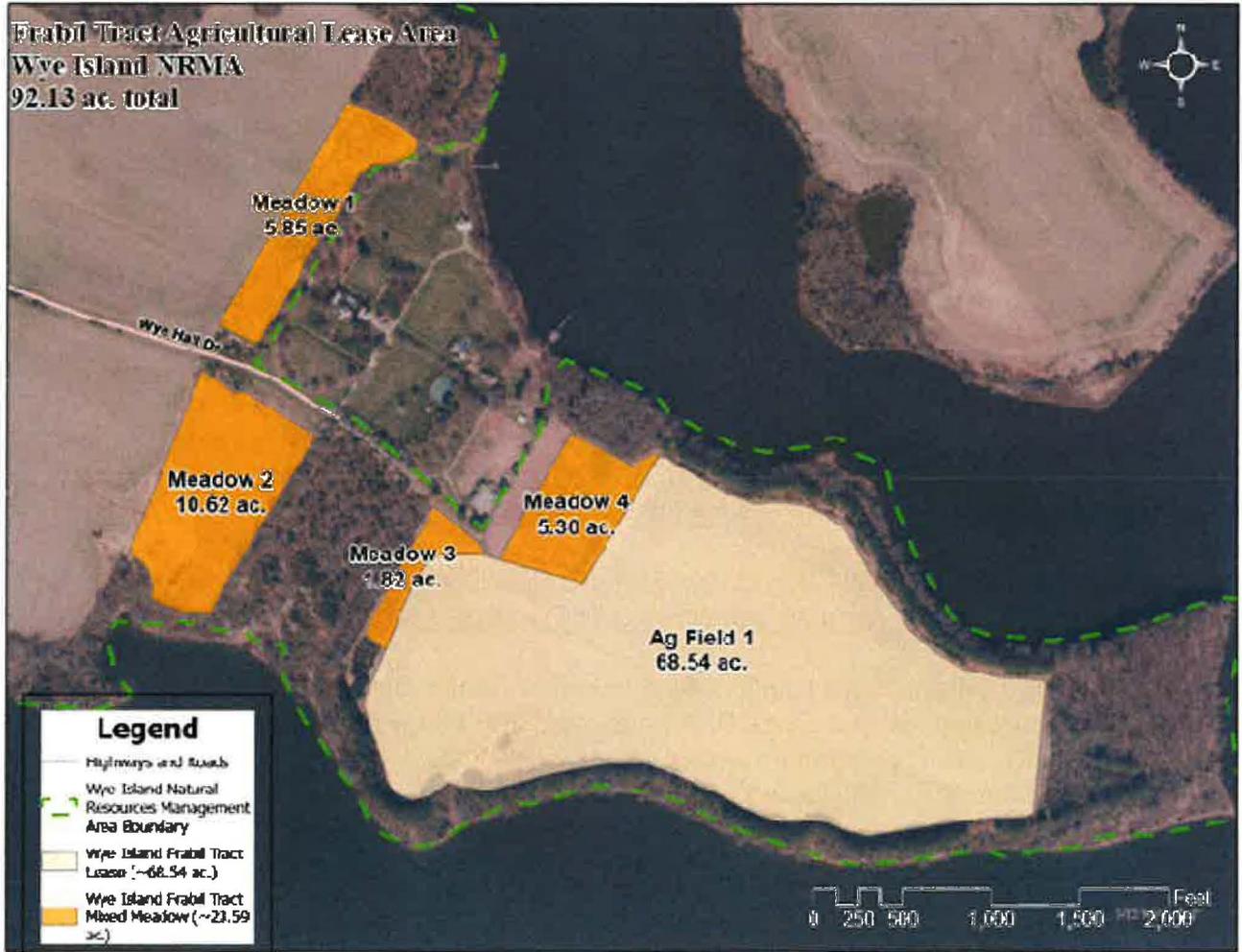
By: \_\_\_\_\_

Paul A. Peditto

Assistant Secretary, Land Resources

Approved as to form and legal sufficiency, July 2025  
Karen Hulme Alegi, Assistant Attorney General

EXHIBIT A



## EXHIBIT B

### BEST MANAGEMENT PRACTICES

The Department of Natural Resources (the “Department”) encourages the use of Best Management Practices (BMPs) in farming State lands. Below is a list of accepted BMPs, approved by the Department and the County Soil Conservation District (SCD) where the Premises are located. Checked practices will be included in the Lease under Section 9: Special Conditions. For each practice described below, the Conservation Practice Standards described in the Natural Resources Conservation Service (NRCS) [Field Office Technical Guide](#) are listed and linked to provide farmers with implementation standards:

(<https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/technical/fotg/>).

**Cover Crops:** Tenant shall plant a fall cover crop where corn, soybeans or vegetables were planted during the previous cropping season and where no fall cereal grain is planted for planned harvest. Tenant, in consultation with the Landlord, can choose a cover crop planting consistent with the State program. A diverse, multispecies cover crop planting is required, to be planted. Planting of a cover crop shall include over-seeding on row crops to provide permanent cover. Roller crimping cover crops instead of chemical spray downs is preferred, but not required. [Cover Crop NRCS Standard \(Code 340\)](#).

\*Information on the Maryland Department of Agriculture Cover Crop Program can be found at: [http://mda.maryland.gov/resource\\_conservation/Pages/cover\\_crop.aspx](http://mda.maryland.gov/resource_conservation/Pages/cover_crop.aspx).

**Reduced Tillage:** Tenant shall institute no-till or other reduced tillage practices as defined by the Department and the SCD. No-till or reduced tillage practices shall manage the amount, orientation and distribution of crop and other plant residue on the soil surface year-round, while limiting the soil-disturbing activities used to grow and harvest crops in systems where the field surface is tilled prior to planting. [No-Till NRCS Standard \(Code 329\)](#) and [Reduced Till NRCS Standard \(Code 345\)](#).

**Conservation Cover (Native Meadow-Pollinator Planting):** Tenant shall plant and maintain a permanent vegetative cover of native meadow pollinator seed mix for the Term of the Lease in areas defined by the Department and the SCD. All mowing shall be conducted outside the primary nesting season from April 15<sup>th</sup> to August 31<sup>st</sup> of any given year. [Conservation Cover NRCS Standard \(Code 327\)](#).

**Prescribed Burning:** Tenant shall plan and perform prescribed burning in coordination with the Department and the SCD. All pre-burn and burn regulations and procedures shall be followed, including but not limited to, assessing site and weather conditions, assessing utilities and infrastructure and notification to adjoining property owners, etc. [Prescribed Burning NRCS Standard \(Code 338\)](#).

Field Edge Buffers: Tenant shall plant and maintain a field-edge buffer of perennial vegetation with a width as defined by the Department and the SCD. The selection of plant species must be approved by the Department. [Field Edge Buffer NRCS Standard \(Code 386\)](#). Note: As is indicated under Section 20 of this Lease, field edge buffers are eligible for public access for trail use if so determined by Landlord. Tenant will be notified of this usage in a timely manner.

Grassed Waterways: Tenant shall plant and maintain a natural or constructed channel of permanent herbaceous vegetation within a farm field or fields as defined by the Department and the SCD. The selection of plant species must be approved by the Department; grass waterways shall not be established/planted in wetlands or wetland buffers. [Grassed Waterway NRCS Standard \(Code 412\)](#).

Filter Strips: Tenant shall plant and maintain a strip or area of permanent herbaceous vegetation, as defined by the Department and the SCD, to remove contaminants from overland flow that may move offsite and into environmentally sensitive areas such as waterways, waterbodies or wetlands. [Filter Strip NRCS Standard \(Code 393\)](#).

Hedgerow Planting or Reestablishment: Tenant shall establish or reestablish a hedgerow(s) as defined by the Department and the SCD. The selection of plant species must be approved by the Department. [Hedgerow NRCS Standard \(Code 422\)](#).

Terracing: Tenant shall construct terracing as defined by the Department and the SCD. [Terracing NRCS Standard \(Code 600\)](#).

Riparian Buffers: Tenant shall plant and maintain permanent herbaceous grasses on land near waterways, waterbodies and/ or wetlands and wetland buffers as defined by the Department and the SCD. The selection of plant species must be approved by the Department. [Riparian Herbaceous Cover NRCS Standard \(Code 390\)](#).

Forage and Biomass Planting: Tenant shall establish compatible species, varieties or cultivars of herbaceous species for pasture, hay and/or biomass production as defined by the Department and the SCD. [Forage and Biomass Planting NRCS Standard \(Code 512\)](#).

