

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1574

This Lease Contract ("Lease") is between the Idaho Water Resource Board ("Board"), and

LESSOR: GLOBAL AG PROPERTIES USA LLC
C/O WESTCHESTER GROUP INVESTMENT MANAGEMENT INC
2004 FOX DR STE L
CHAMPAIGN, IL 61820-7346

RECEIVED
SEP 22 2022
DEPARTMENT OF
WATER RESOURCES

SUPPORT DATA

IN FILE #

51-7108A

RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on January 24, 2022.
3. The Director of the Idaho Department of Water Resources has reviewed the application for compliance with the Water Supply Bank rules and has approved the Lease subject to conditions listed below.

NOW, THEREFORE, in consideration of the mutual covenants and contracts herein contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **WATER RIGHTS:** The Lessor shall lease and the Board shall accept into the Bank the Applicant's water rights described as follows:

Summary of Water Rights or Portions Leased to the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)
51-13037	10/25/1951	GROUND WATER	0.22	70.8	17.7
51-13035	11/21/1960	GROUND WATER	0.16	50.8	12.7
51-7108A	7/15/1969	GROUND WATER	0.27	185	46.2
Combined Limit Totals			Not Stated	307	76.6
Combined Lease Totals			0.65	307	76.6

2. **COMPENSATION:** The Lessor shall accept and the Board shall pay compensation determined by the amount of water rented under the following rental rate during such times as the water is rented from the Bank over the term of this Lease.

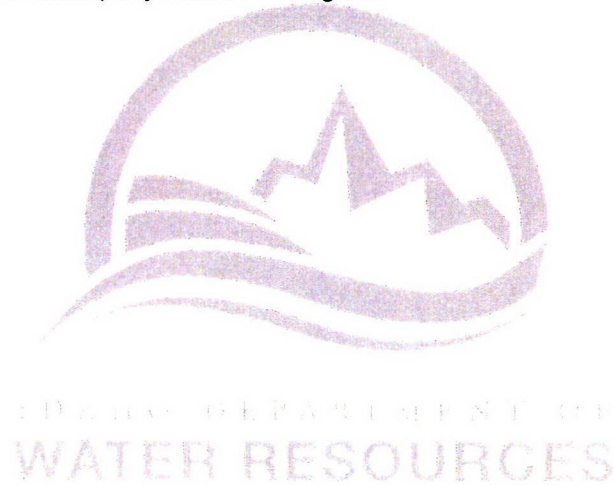
Minimum Payment Acceptable: Current Rental Rate

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2022 to December 31, 2026. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.

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5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.



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IN WITNESS WHEREOF, the parties have executed this Contract on the date following their respective signatures.

LESSOR: GLOBAL AG PROPERTIES USA LLC
C/O WESTCHESTER GROUP INVESTMENT MANAGEMENT INC
2004 FOX DR STE L
CHAMPAIGN, IL 61820-7346

By [Signature]
Title _____
Date _____

IDAHO WATER RESOURCE BOARD

322 East Front Street
P.O. Box 83720
Boise, ID 83720-0098

By [Signature]
Brian Patton, Acting Administrator
Idaho Water Resource Board

Date Sept. 20th 2002

Lease approved by IDWR [Signature]

Date 9/26/22

IDAHO DEPARTMENT OF
WATER RESOURCES

STATE OF IDAHO
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ATTACHMENT A WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE

The water rights or portions thereof leased to the bank are described as follows:

Source and Location of Point(s) of Diversion for Water Right No(s): 51-7108A, 51-13035, 51-13037

GROUND WATER	NENESE	Sec. 34	Twp 09S	Rge 12E	TWIN FALLS County
GROUND WATER	SENESE	Sec. 34	Twp 09S	Rge 12E	TWIN FALLS County
GROUND WATER	SESWNW	Sec. 35	Twp 09S	Rge 12E	TWIN FALLS County
GROUND WATER	NWSESW	Sec. 2	Twp 10S	Rge 12E	TWIN FALLS County
GROUND WATER	SWSESE	Sec. 1	Twp 10S	Rge 12E	TWIN FALLS County
GROUND WATER	SWSESW	Sec. 1	Twp 10S	Rge 12E	TWIN FALLS County
GROUND WATER	SENE	Sec. 12	Twp 10S	Rge 12E	TWIN FALLS County
GROUND WATER	SWSESW	Sec. 1	Twp 10S	Rge 12E	TWIN FALLS County
GROUND WATER	SWNESW	Sec. 35	Twp 09S	Rge 12E	TWIN FALLS County
GROUND WATER	SWNESW	Sec. 35	Twp 09S	Rge 12E	TWIN FALLS County
GROUND WATER	SWNENW	Sec. 34	Twp 09S	Rge 12E	TWIN FALLS County
GROUND WATER	SWSESE	Sec. 2	Twp 10S	Rge 12E	TWIN FALLS County
GROUND WATER	SESENE	Sec. 30	Twp 09S	Rge 13E	TWIN FALLS County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From	to	To		
51-7108A	IRRIGATION	04/01	to	10/31	0.28 cfs	185 AF
51-13035	IRRIGATION	03/15	to	11/15	0.16 cfs	50.8 AF
51-13037	IRRIGATION	03/15	to	11/15	0.22 cfs	70.8 AF
Totals:					0.65 cfs	307 AF

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
09S	12E	25											10.9	1.6					12.5
09S	12E	36					12.9				16.8								29.7
10S	12E	1			15.8				2.8							15.8			34.4

Total Acres: 76.6

ADDITIONAL CONDITIONS OF ACCEPTANCE

- The water rights referenced above will be rented from the bank at the current rental rate.
- There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.

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3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.
4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.
8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other Department application process.
9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
 - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
 - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. The unleased portion of right 51-13035 is limited to the irrigation of 125.3 acres within the authorized place of use in a single irrigation season.
13. The unleased portion of right 51-7108A is limited to the irrigation of 456.2 acres within the authorized place of use in a single irrigation season.
14. The unleased portion of right 51-13037 is limited to the irrigation of 175.0 acres within the authorized place of use in a single irrigation season.
15. The unleased portions of rights 51-7108A, 51-13035 and 51-13037 when combined shall not exceed a total annual maximum diversion volume of 2,402.0 af at the field headgate, and the irrigation of 600.5 acres.
16. The unleased portions of rights 51-2258, 51-2259, 51-2444, 51-2445, 51-7108A, 51-7108B, 51-7127A, 51-13005, 51-13006, 51-13007, 51-13008, 51-13009, 51-13011, 51-13014, 51-13029, 51-13030, 51-13031, 51-13032, 51-13033, 51-13034, 51-13035, and 51-13037 when combined shall not exceed a total diversion rate of 44.05 cfs, a total annual maximum diversion volume of 14,253.3 af at the field headgate, and the irrigation of 3,580.8 acres.

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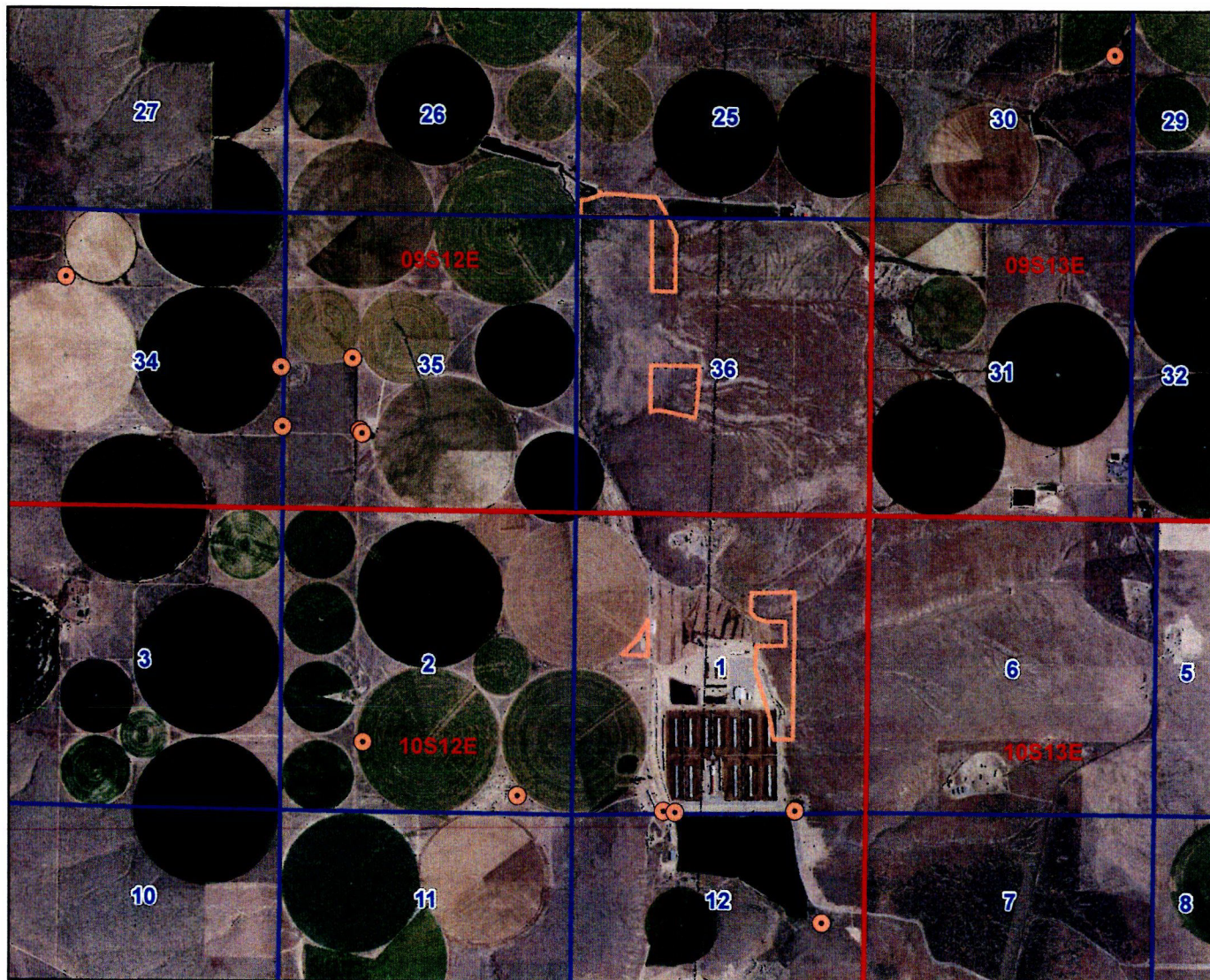
17. Rights 51-7108A, 51-13035 and 51-13037 when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the place of use.
18. The period of use for the irrigation for the unleased portion of water right 51-7108A may be extended to a beginning date of 3/15 and an ending date of 11/15 provided that beneficial use of the water can be shown and other elements of the right are not exceeded. The use of water before 4/1 and after 10/31 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 4/26/2001.



Idaho Water Resource Board
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51-7108A, 51-13035, & 51-13037
Effective until December 31, 2026

This map depicts the **IRRIGATION** place of use to be idled pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



○ Approved Lease Point of Diversion

Approved Lease Place of Use

Township/Range

Sections



0 0.25 0.5 1 Miles