

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 851

This is to certify that:

BEHREND BEHREND & KNITTEL PROPERTIES LLC
PO BOX 815
ABERDEEN, ID 83210-0815

filed an application to rent water from the Water Supply Bank ("Bank"). The Idaho Water Resource Board ("Board"), being authorized to operate a Bank and to contract by and through the Director of the Idaho Department of Water Resources ("Director, Department") for rental of water from the Bank, agrees to rent water as follows:

Summary of Water Rights or Portions Rented from the Bank

| Water Right No. | Priority Date | Source | Diversion Rate (CFS) | Diversion Volume (AF) | Acres (AC) | Rate Per Acre (CFS/AC) | Volume Per Acre (AF/AC) |
|-------------------------------|---------------|--------------|----------------------|-----------------------|--------------|------------------------|-------------------------|
| 35-2553A | 1/8/1959 | GROUND WATER | 0.74 | 152.4 | 38.1 | 0.019 | 4.0 |
| 35-2713 | 5/10/1962 | GROUND WATER | 0.74 | 174.4 | 43.6 | 0.017 | 4.0 |
| 35-7169 | 3/9/1971 | GROUND WATER | 0.73 | 152.4 | 38.1 | 0.019 | 4.0 |
| 35-7373 | 1/18/1974 | GROUND WATER | 0.22 | 44.4 | 11.1 | 0.020 | 4.0 |
| 35-10422 | 7/31/1987 | GROUND WATER | 0.06 | 15.6 | 3.9 | 0.015 | 4.0 |
| Combined Limit Totals | | | 0.78 | 212.4 | 53.1 | 0.015 | 4.0 |
| 35-14258 | 1/18/1974 | GROUND WATER | 0.40 | 158.0 | 39.6 | 0.010 | 4.0 |
| 35-14260 | 10/1/1953 | GROUND WATER | 0.39 | 87.1 | 21.8 | 0.018 | 4.0 |
| 35-14262 | 1/8/1959 | GROUND WATER | 0.07 | 13.8 | 3.4 | 0.020 | 4.0 |
| Combined Limit Totals | | | 0.86 | 172.0 | 43.0 | 0.020 | 4.0 |
| Combined Rental Totals | | | 3.12 | 711.2 | 177.8 | 0.018 | 4.0 |

Term of Rental: This rental agreement shall take effect when all parties have signed it and shall continue in effect until December 31, 2027. Use of rental water shall be authorized as of either the date this rental agreement takes effect or the first day of the rental season of use, in 2024, whichever occurs last.

Annual Rental Fee:

2024 - 2027: \$16,357.60 annually

The full fee for the rental of the above-described right(s) is \$16,357.60 per year for years 2024 - 2027. The rental fee includes an administrative fee of \$1,635.76 per year for years 2024 - 2027.

An annual payment shall be received by the Department on or before December 31 each year preceding the use of the rented water rights. The agreement will be void if payment is not received by the due date in a given year. Rental fees are non-refundable. To voluntarily terminate the agreement early, notify the Department in writing prior to the rental fee due date.

Total Water Use Authorized Under Rental Agreement

| Beneficial Use | Diversion Volume (AF) |
|-----------------------|-----------------------|
| MITIGATION BY NON-USE | 533 |
| Total | 533 |

** The authorized water usage reflects a reduction from the water right elements rented to account for a change in nature of use for mitigation by non-use based on area standard consumptive use.*

Detailed water right conditions are attached.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 851


9. This rental agreement does not authorize the construction of a well.
10. There are no diversions associated with this rental for mitigation by non-use.
11. Use of water under this rental agreement will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, these water rights are within State Water District No. 120.
12. Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
13. A lockable device subject to the approval of the Department shall be maintained on the diverting works in a manner that will provide the watermaster suitable control of the diversion.
14. Right 35-10422 is based upon an enlargement of Rights 35-7373 and 35-7169 pursuant to Section 42-1426, Idaho Code.
15. Water Right 35-10422 is subordinate to all water rights with a priority date earlier than April 12, 1994, that are not decreed as enlargements pursuant to Section 42-1426, Idaho Code. As between water rights decreed as enlargements pursuant to Section 42-1426, Idaho Code, the earlier priority right is the superior right.
16. The water rented under this agreement is appurtenant to irrigation of 177.8 acres.
17. This agreement is not an authorization for the rights to be used as mitigation or credit for any other purpose. The sufficiency of the water use authorized under this right for mitigation or credit for some other purpose may be determined by the Department upon proper submission of a mitigation plan pursuant to the Department's Rules of Conjunctive Management of Surface and Ground Water Resources, a mitigation plan to offset depletion in association with a water right application, a Management Program pursuant to Idaho Code § 42-1416B, or any other proposal to utilize credit.
18. Prior to December 31 of each year, the Board may review this rental agreement to determine whether it is consistent with the management plan that may be approved for the Eastern Snake Plain Aquifer Ground Water Management Area ("ESPA GWMA Plan") pursuant to Idaho Code § 42-233b. The Board may cancel this rental agreement if the Board determines it is not consistent with the ESPA GWMA plan. If this rental agreement is canceled, the cancellation shall not take effect until December 31 of the year in which the rental agreement is canceled.

Idaho Water Resource Board Attachment to Water Supply Bank Rental Agreement No. 851

Effective until December 31, 2027

This map depicts the **rental place of use** pursuant to the rental agreement and is attached to the agreement solely for illustrative purposes.



-  Authorized Rental Point of Diversion
-  Authorized Rental Place of Use
-  Township/Range
-  Sections



STATE OF IDAHO
WATER RESOURCE BOARD

RECEIVED

Dec 20, 2023

DEPARTMENT OF
WATER RESOURCES

APPLICATION TO RENT WATER
FROM THE BOARD'S WATER SUPPLY BANK

Applicant Name: Behrend Behrend and Knittel Properties LLC

Is this application being submitted with a lease application as a lease/rental package? Yes No
If yes, specify companion water rights in Section 4

This application must be completed according to the minimum requirement checklist below. This checklist is part of the rental application and must be included with the rental application. **Applications that do not meet the minimum requirements will not be placed in the processing queue and may be returned until all minimum requirements have been met.**

Rental applications should be submitted well in advance of the desired start date for the use of rental water. Rental applications may be processed as early as November 1 of the year prior to the intended use of rental water. Any rental application received on or before November 1 for use in the next year will be assigned a received date of November 1. Rental applications submitted more than one year in advance of the proposed start date for the use of rental water will not be accepted and will be returned to applicants. Rental applications may be returned to applicants if the desired start date for the use of rental water cannot be accommodated by the Water Supply Bank. Rental requests will not be accepted once the rental season of use period has concluded.

One rental application per beneficial use of water. For multiple beneficial uses of water, separate rental requests should be submitted for each unique beneficial use of water. One rental application can be submitted if you propose to rent water from multiple sources.

For additional instructions on completing a rental application, visit the Bank's website at http://idwr.idaho.gov/water_supply_bank.

| MINIMUM REQUIREMENT CHECKLIST | | |
|--|-------------------------------------|--|
| Check All Items as Either Attached (Yes) or Not Applicable (N/A) | | |
| | Yes | |
| | <input checked="" type="checkbox"/> | Completed <i>Application to Rent Water from the Board's Water Supply Bank</i> |
| | <input checked="" type="checkbox"/> | Confirmation that this form has been printed single sided, per requirement of the Water Supply Bank |
| Attachment | N/A | Yes |
| 2 | <input checked="" type="checkbox"/> | A map showing the proposed point(s) of diversion, place(s) of use, and water diversion and distribution systems proposed to be used with your rental request |
| 3A | <input type="checkbox"/> | <input checked="" type="checkbox"/> Detailed information on a proposed use of rental water |
| 3F | <input checked="" type="checkbox"/> | <input type="checkbox"/> Authorization from the owner/operator of the rental point(s) of diversion |
| 3H | <input checked="" type="checkbox"/> | <input type="checkbox"/> Water modeling to account for the impacts of the rental request |
| 3J | <input checked="" type="checkbox"/> | <input type="checkbox"/> Documents justifying a rate of flow greater than 0.02 cfs/acrc |
| 3K | <input checked="" type="checkbox"/> | <input type="checkbox"/> Authorization from the owner/operator of the property at the proposed rental place(s) of use |
| 4B | <input type="checkbox"/> | <input checked="" type="checkbox"/> Explanation of how the rental water will sufficiently accomplish your rental purposes |
| 4C | <input checked="" type="checkbox"/> | <input type="checkbox"/> Explanation of consumptive use amounts for water rights experiencing a change in nature of use |

| |
|--|
| Department Use Only – Proposed Water Right(s) |
| 2858 |

**STATE OF IDAHO
WATER RESOURCE BOARD**

Application to Rent Water (Continued)

1. CONTACT INFORMATION

A. Applicant Behrend Behrend and Knittel Properties LLC

Mailing Address PO Box 815 Aberdeen ID 83210
Street City State Zip Code

Email Address bbkfarm815@gmail.com Phone Number 208-221-0342

B. Is this application being completed by an authorized representative on behalf of the applicant? Yes No
 If yes, representatives (includes company employees if the applicant is a corporation, as well as legal counsel or consultants) should provide their information below if they desire to be included on correspondence with the rental applicant.

Representative Nic Behrend Professional Title Owner/Partner

Organization Behrend Behrend and Knittel Properties LLC Relationship to Applicant Owner/Partner

Mailing Address PO Box 815 Aberdeen, ID 83210

Email Address bbkfarm815@gmail.com Phone Number 208-221-0342

2. MAP

Create a map of the proposed point(s) of diversion, place(s) of use and water diversion, delivery and distribution systems. Make sure the rental place of use is outlined and annotated with legal land descriptions (Township, Range, Section and Quarter-Quarters) or with GPS coordinates. For irrigation purposes, mark the number of acres you desire to irrigate. Attach the map to this application and label it **Attachment 2**.

3. DESCRIPTION OF PROPOSED USE FOR RENTAL WATER

A. Describe why you desire to rent water and provide a detailed description of your proposed use. If the proposed use is not for irrigation, describe in detail how you determined the amount of rental water required. If the space below is insufficient, attach additional sheets as required and label them **Attachment 3A**:

Water will be used to irrigate crops under pivots

B. Enter the desired and/or minimum rates of flow, volume, or irrigable acres requested for your rental purposes:

| Desired Rate (Cubic Feet/Second) | Desired Volume (Acre-Foot) | Minimum Rate* (Cubic Feet/Second) | Minimum Volume* (Acre-Foot) | Desired Acres (if applicable) |
|-------------------------------------|-------------------------------|--------------------------------------|--------------------------------|----------------------------------|
| 3.13 CFS | 713 AF | 3.13 CFS | 713 AF | 178.2 AC |

* Sometimes water rights provide an exceptionally low rate per acre and/or low volume per acre. This section is meant to establish an acceptable range of water sufficient for your proposed water use. Please see question 4B and complete if necessary.

C. This section must be completed in full. Enter the proposed start date and latest possible start date for using rental water as well as the number of years you would like to rent water. The latest possible start is the latest possible date by which you would be willing to pay for a rental and be able to benefit from utilizing rental water.

| Desired Start Date (month/day/year) | Latest Possible Start Date (month/day/year) | *Mark Desired Rental Duration (Calendar Years) | | | | | **Applicant's preference if rental application cannot be processed prior to the latest possible start? | |
|--|--|---|-------------------------------|-------------------------------|-------------------------------|--|--|--|
| 4/1/24 | 5/1/24 | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input checked="" type="checkbox"/> 5 | <input checked="" type="checkbox"/> Process application as soon as possible | <input type="checkbox"/> Return application to applicant |

* The number of years permissible for a rental is subject to the lease contract duration for the water right(s) being rented.

** Per Idaho Code 42-201, it is unlawful to divert or use water without a valid water right. Water Supply Bank rental applicants are not authorized to utilize rental water prior to the execution of an approved rental agreement. Rental requests may be returned to applicants if no water is available from the Bank to fulfill a rental request.

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

- D. Describe your water distribution system and how rental water will be delivered from the point(s) of diversion (POD) to the proposed place of use (POU):

Water is distributed from the POD through underground mainlines to low pressure pivots

- E. Describe the physical type (pump, headgate, etc.) and location of the POD from which rental water is proposed to be diverted:

| POD Description | Water Source | Other Water Rights Diverted from this POD |
|----------------------|--------------|---|
| SWSE sec 6 T05S R30E | Groundwater | 35-2713, 35-10422 |
| | | |
| | | |
| | | |

If the POD(s) above are located where water is turned into a canal, lateral or ditch, or if they are located on your property but are serviced by water that is delivered via a canal, lateral or ditch, your rental request must include documented authorization from all relevant canal companies, irrigation districts and/or water delivery entities, confirming that they consent to your diversion of water from their system.

- F. Has documented consent from all relevant water delivery entities been obtained? Yes N/A
If yes, include documented consent as **Attachment 3F**.

- G. Do any POD(s) identified in Question 3E divert from a water source that may require water modeling? Yes No
Refer to the Water Modeling Requirements Information Sheet to determine if a rental POD may require water modeling.

- H. Has water modeling been provided with your rental request? Yes N/A
If yes, label modeling Attachment 3 H.
Rental applications that require modeling will be returned if modeling is not provided.

- I. Specify the desired beneficial use of water and the requested season of use or number of acres required:

- Irrigation 178.2 (number of acres) Duration: Subject to IDWR standard seasons of use
 Commercial from: _____ (mm/dd) to: _____ (mm/dd)
 Stockwater from: _____ (mm/dd) to: _____ (mm/dd)
 Industrial from: _____ (mm/dd) to: _____ (mm/dd)
 Other: _____ from: _____ (mm/dd) to: _____ (mm/dd)

- J. For irrigation uses, do you propose to divert water at a rate greater than 0.02 cfs/acre? N/A Yes No
If yes, justify the rate of flow and attach any supporting documents as **Attachment 3J**. Justification may include information on soil composition, conveyance losses, crop type, irrigation systems, public access areas, etc. A rate of 0.03 cfs/acre is permissible for irrigation of 5 acres or less.

- K. Do you own the land at the proposed rental place of use (POU)? Yes No
If no, attach documentation from the POU owner/operator confirming your authorization to use the POU and label it **Attachment 3K**.

- L. List all other water rights and sources of water at the rental place of use for the same purpose, including privately owned water rights and water received from a municipal supplier, an irrigation district, a canal company or any other water delivery entity. Explain why additional water is required:

35-14258, 35-14260, 35-14262, 35-7169, 35-7373, 35-10422, 35-2553A, 35-2713 Additional water is needed to supplant usage reduction required on existing water rights on the POU

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

4. RENTAL REQUESTS FOR SPECIFIC WATER RIGHTS

A. Are you requesting to rent specific water rights?

Yes No

If yes, specify below the elements of the water rights you are requesting to rent. If no, continue to Question 4B.

Important Information: Diversion rates and volumes sought for rent must be proportionate to the per acre diversion rates and per acre volume limits of the water right under lease contract to the Water Supply Bank. Prior to completing this section, applicants should review all water right lease contracts and any active rental agreements to determine which elements of a water right are available to satisfy a rental request. Lease and rental documents are searchable via IDWR's website.

Water rights identified below must either already be leased to the Bank or a lease proposal should accompany this rental request. **Rental requests for water rights not yet leased to the Bank will be returned if companion lease applications are not provided with the rental request.** For leased rights featuring combined limits, rentals must be consistent with combined diversion rate, volume or acre limits. Combined limits should be listed on a row below water right numbers.

| Water Right Elements Leased to Water Supply Bank | | | | | Leased totals, minus water right elements involved in active rental agreements, equals water right elements available for rent | Water Supply Bank Rental Request | | |
|--|---------------|----------------------|-------------|------------|--|----------------------------------|-------------|------------|
| Water Right Number (leave blank if sub-total of combined limits) | Nature of Use | Diversion Rate (CFS) | Volume (AF) | Acres (AC) | | Diversion Rate (CFS) | Volume (AF) | Acres (AC) |
| 35-14258 | Irrigation | .41 | 160 | 40 | | .41 | 160 | 40 |
| 35-14260 | Irrigation | .39 | 88 | 22 | | .39 | 88 | 22 |
| 35-14262 | Irrigation | .07 | 14 | 3.5 | | .07 | 14 | 3.5 |
| 35-7169 | Irrigation | .73 | 152.4 | 38.1 | | .73 | 152.4 | 38.1 |
| 35-7373 | Irrigation | .22 | 44.4 | 11.1 | | .22 | 44.4 | 11.1 |
| 35-10422 | Irrigation | .06 | 15.6 | 3.9 | | .06 | 15.6 | 3.9 |
| 35-2553A | Irrigation | .74 | 152.4 | 38.1 | | .74 | 152.4 | 38.1 |
| 35-2713 | Irrigation | .74 | 174.4 | 43.6 | | .74 | 174.4 | 43.6 |
| <i>Applicants must ensure the requested rate per acre and volume per acre do not exceed the rate per acre and volume per acre limits of water rights leased to the Water Supply Bank</i> | | | | | TOTAL | 3.13 | 713 | 178.2 |
| | | | | | | CFS | AF | AC |

*Attach multiple copies of this page if space above is insufficient to list all water rights requested to be rented on this application.

B. If water right conditions, combined limits, or the sum of all water right elements being requested provide an unconventional duty of water (e.g., an unusually low rate per acre or volume per acre for irrigation use), explain how your proposed rental will sufficiently accomplish your intended purposes. Attach a separate page if space is insufficient and label it **Attachment 4B**:

C. Does your rental request propose to change the nature of use for any water right(s) being rented?

Yes No

If yes, explain how the water right(s) will be converted to new uses. Include the historic, consumptive use amounts for the water right being rented if you have it, as well as the new consumptive use amount for your proposed beneficial use. If space below is insufficient, attach a separate page and label it **Attachment 4C**:

Application to Rent Water (Continued)

Department of Water Resources

5. ADDITIONAL INFORMATION

A. Is this the first time that rental water is being requested for this purpose at the rental place of use? Yes No
If no, list previous rental requests/agreements and explain why you have not secured a permanent water right for your needs:

These water rights are connected to the property, both owned by Simplot. Simplot requests that we use the water bank process to take these water rights that are located outside the pivot boarders and add them back to the POU.

B. Have you or do you intend to submit an application for permit or transfer proposing a similar use as this rental? If yes, describe: Yes No

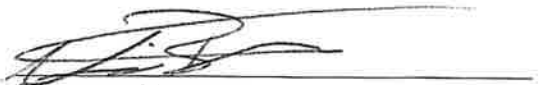
C. Was this rental application submitted in response to a Notice of Violation (NOV) or a pending NOV? If yes, describe the date and location of the NOV. Yes No

D. Additional Information

This request should be paired with the submittal of the above WR's into the water bank from the Simplot company.

DECLARATION

I hereby assert that the information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval. I understand that if this rental application is approved, it will be subject to the provisions of Section 42-1766, Idaho Code and all applicable state and federal laws. I understand that the submission of a rental application provides no guarantee for approval of a rental agreement. I also understand that, per Idaho Code 42-201, it is unlawful to divert or use water without a valid water right and that I am not authorized to utilize water as proposed in this application prior to the execution of an approved rental agreement.




Signature of Applicant

Nic Behrend

Printed Name of Applicant

12/20/23

Date



Signature of Representative

Nic Behrend

Printed Name of Representative

12/20/23

Date

Mail to:

Idaho Department of Water Resources
P.O. Box 83720
Boise, ID 83720-0098

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

5. ADDITIONAL INFORMATION

- A. Is this the first time that rental water is being requested for this purpose at the rental place of use? Yes No

If no, list previous rental requests/agreements and explain why you have not secured a permanent water right for your needs:

These water rights are connected to the property, both owned by Simplot. Simplot requests that we use the water bank process to take these water rights that are located outside the pivot borders and add them back to the POU.

- B. Have you or do you intend to submit an application for permit or transfer proposing a similar use as this rental? Yes No
If yes, describe:

- C. Was this rental application submitted in response to a Notice of Violation (NOV) or a pending NOV? Yes No
If yes, describe the date and location of the NOV.

- D. Additional Information

This request should be paired with the submittal of the above WR's into the water bank from the Simplot company.

DECLARATION

I hereby assert that the information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval. I understand that if this rental application is approved, it will be subject to the provisions of Section 42-1766, Idaho Code and all applicable state and federal laws. I understand that the submission of a rental application provides no guarantee for approval of a rental agreement. I also understand that, per Idaho Code 42-201, it is unlawful to divert or use water without a valid water right and that I am not authorized to utilize water as proposed in this application prior to the execution of an approved rental agreement.

| | | |
|-----------------------------|---|------------------|
| Signature of Applicant | Nic Behrend Printed Name of Applicant | 12/20/23 Date |
| Signature of Representative | Nic Behrend Printed Name of Representative | 12/20/23 Date |

Mail to:

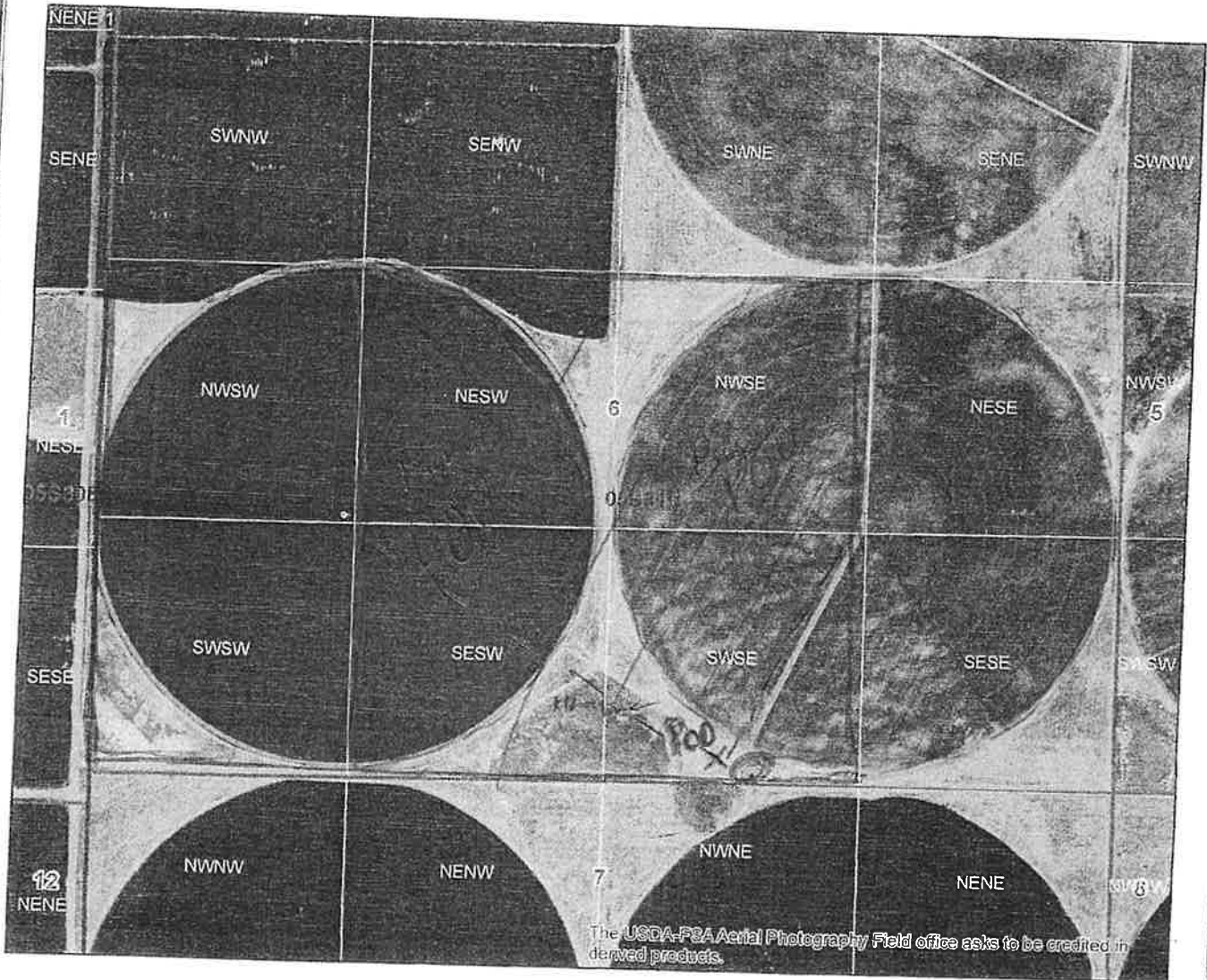
Idaho Department of Water Resources
P.O. Box 83720
Boise, ID 83720-0098




Idaho Water Resource Board

Attachment to Water Supply Bank Rental Agreement No. 403

Effective until December 31, 2022

This map depicts the rental **place of use** pursuant to the rental agreement and is attached to the agreement solely for illustrative purposes.



-  Authorized Rental Point of Diversion
-  Authorized Rental Place of Use
-  Township/Range
-  Sections
- QQ



RECEIVED

JAN 11 2023

FARM LEASE

Department of Water Resources

THIS FARM LEASE ("Lease"), effective as of November 1, 2014, is made by and between **J. R. Simplot Company**, a Nevada corporation, whose address is 999 Main Street, Suite 1300, Boise, ID 83702 ("Landlord") and **Behrend, Behrend, Knittel Farms LLP**, an Idaho limited liability partnership, whose mailing address is 2976 West 2000 South, Aberdeen, Idaho 83210 (hereafter referred to as "Tenant" or "BBK").

WITNESSETH:

1. **LEASE.** Commencing on November 1, 2014 Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, on the terms and conditions herein set forth, the real property and certain improvements situated thereon all located in Bingham County, Idaho, described on **Exhibit A** attached hereto (the "Leased Premises"), together with Landlord's appurtenant water rights. The Leased Premises consists of approximately 861 acres of farm land that are irrigated with wheel lines; 850.5 acres of farm land that are irrigated with overhead center pivot sprinkler systems; two potato storage buildings, 6 grain storages and all of the related irrigation equipment, pumps and motors.

There are additional grain storages, a shop, office, stack yard and three homes that are situated on adjacent land owned by Landlord, but are not included in this Lease from Landlord to Tenant. Tenant shall not be allowed to use the additional grain storages, shop, office, stack yard and three homes without the prior written consent of Landlord. This Lease is subject to all easements, restrictions, rights-of-way, covenants, conditions, reservations and exceptions of record or apparent upon inspection of the Leased Premises.

2. **TERM.** The term of this Lease shall commence on November 1, 2014 and shall expire on October 1, 2021 (the "Initial Term"); provided that the term of this Lease shall be automatically extended on an annual basis year to year upon the same terms and conditions (except for rent, which is determined as otherwise set forth in this Lease) unless

either party gives written notice of termination to the other at least three (3) years prior to the end of the term or any applicable extension.

a. Example: On July 15, 2018, Tenant provides written notice to Landlord of the termination of the Lease. In such event, this Lease will then expire on October 1, 2021. However, if neither party provides the other, on or before October 1, 2018, with notice of termination of this Lease, the term would automatically extend until October 1, 2022. During the next year of the term of the Lease if neither party provides the other, on or before October 1, 2019 with notice to terminate the Lease, the term of the Lease would automatically extend until October 1, 2023.

b. Extended Use of Potato Storages: Upon the termination of this Lease, Tenant may occupy and use the potato storages until June 30th of the calendar year following the date of termination provided that on or before the termination of this Lease, Tenant shall pay Landlord rent for the extended use of the potato storages at the rate that is equal to the rent charged for said storages during the final year of this Lease.

3. RENT.

a. Amount During Year 1 of Lease. During the first year of this Lease, Tenant agrees to pay to Landlord rent for the Leased Premises:

(i) \$450 per acre for each acre of the Leased Premises used to grow potatoes.

(ii) \$145 per acre for each acre of the Leased Premises used to grow grain.

This includes grain storage situated on the Leased Premises.

(iii) \$145 per acre for each additional acre of the Leased Premises used to grow other crops.

(iv) \$85,000 for the two (2) potato storage situated on the Leased Premises.

b. **Rent Amount During Subsequent Years of this Lease.** For the purposes of this Lease, except for the first Lease Year (which commences on November 1, 2014), a "Lease Year" shall commence on November 1 and shall end on the

following October 31. Prior to August 1 of each Lease Year, Landlord and Tenant shall mutually agree in writing upon the amount of rent that will be due the next Lease Year for each rent component described in Paragraph 3.a. above. In the event Landlord and Tenant do not reach agreement by August 1 of the current Lease Year as to the amount of rent due for the next Lease Year, this Lease shall automatically terminate on October 1 of the current Lease Year, notwithstanding the provisions of Paragraph 2 above.

c. Reimbursement for Irrigation System Improvements During Lease Term. Prior to the irrigation season during the first Lease Year, Tenant, at Tenant's expense, will install certain irrigation system improvements on the Leased Premises (the "Irrigation Improvements") with financing from Zions Bank. The financed cost of the Irrigation Improvements will be reimbursed semi-annually over the Initial Term of this Lease in accordance with the amounts contained on the reimbursement schedule attached hereto as Exhibit B. Reimbursement by Landlord to Tenant shall become due within fourteen (14) days of Landlord's receipt of Tenant's written evidence that Tenant has made each semi-annual payment of principal and interest to Zions Bank in accordance with the schedule contained on Exhibit B. .

d. Reimbursement for Irrigation System Improvements Upon Early Lease Termination. In the event this Lease terminates in accordance with Paragraph 3.b. above prior to the expiration of the Initial Term, Landlord shall reimburse Tenant for any unamortized principal balance (consistent with Exhibit C) that remains upon the termination of this Lease. Said reimbursement shall be due by Landlord to Tenant on or before the termination of this Lease. Effective as of the termination of this Lease, Tenant hereby conveys and assigns to Landlord, free and clear of all claims, liens and/or encumbrances, the Irrigation Improvements and Tenant agrees to execute such other and further instruments as Landlord may request to further evidence such conveyance and assignment. Landlord, at its option, may

make the payment due hereunder to either Zions Bank or Tenant (or jointly), in Landlord's discretion. Tenant hereby covenants that the financing for the Irrigation Improvements will not provide for a prepayment penalty or for the Zions Bank to have a lien thereon.

v.l. **ed. Payment.** Fifty percent (50%) of annual rent for each Lease Year during the term of this Lease shall be due and payable on April 1, and the remaining fifty percent (50%) of the rent for each Lease Year during the term of this Lease shall be due and payable on October 1. Payments will be considered late if not received by the 5th day of the month due, and a twelve percent (12%) penalty charge will then be accrued from the last day of the month that payment was due.

4. IRRIGATION WATER SUPPLY. Landlord makes no warranty as to the quantity or the quality of the irrigation water available for use on the Leased Premises. Tenant acknowledges and agrees that Landlord cannot forecast or control the amount of water that will be available to the Leased Premises during any irrigation season and Tenant expressly releases Landlord from any liability or damages arising from or relating to the quantity or quality of water delivered to the Leased Premises. Tenant also releases Landlord from any liability or damage arising from or relating to any curtailment that is ordered by the Idaho Department of Water Resources in response to any call made by a water right holder whose water rights are senior to the water rights that are appurtenant to the Leased Premises. Tenant takes on an "AS-IS" basis.

5. LAND APPLICATION. At the commencement of this Lease, a portion of the Leased Premises was used by Landlord for the land application of industrial effluent from Landlord's food processing plant located in Aberdeen, Idaho ("Aberdeen Plant"). That portion of the Leased Premises used to land apply effluent is equipped with 7 overhead center pivot sprinkler systems ("Primary Land Application Site"). During the term of this Lease, Landlord, or Landlord's tenant or successor as to the Aberdeen Plant site may,

from time to time, continue to require part of the Primary Land Application Site to be used for applying effluent after providing Tenant with no less than 30 days advance notice.

To accommodate Landlord's right to use of a portion of the Primary Land Application Site for receiving industrial effluent, Tenant shall be limited to raising any crops that are grown for direct human consumption (like potatoes) on no more than 4 center pivots of the Primary Land Application Site during each year of the term hereof. At any time during the term of this Lease, the remaining pivots on the Primary Land Application Site shall be available for Landlord to land apply industrial effluent. In the event Landlord elects to use the Primary Land Application Site for receiving industrial effluent, Tenant shall have the obligation to conduct the application of said effluent on the Primary Land Application Site in conformance with all applicable regulatory requirements, permits and conditions that are required for such land application. Landlord also reserves the right to utilize areas on the Leased Premises, beyond the Primary Land Application Site, for the land application of industrial effluent upon the terms and conditions set forth below. This includes the resumption of the use of any wells, irrigation systems, pumps, motors, pipelines or other improvements situated on the Leased Premises that are necessary for land applying the industrial effluent on the additional areas. In the event Landlord elects to begin the land application of industrial effluent on additional areas of the Leased Premises that are beyond the Primary Land Application Site, Landlord shall notify Tenant of that additional portion of the Leased Premises that will begin to receive industrial effluent ("Expanded Application Site") such notice to be delivered on or before May 31, of the then-current Lease Year. On or before July 1 following the notice by Landlord, Tenant shall provide Landlord with Tenant's notice of Tenant's election to either (a) receive the effluent and conduct the land application on behalf and at the direction of Landlord on the Expanded Application Site, or (b) modify the Leased Premises to exclude the Expanded Application Site. In the event Tenant fails to respond to Landlord on or before July 1, Tenant shall be deemed to have elected to modify the Leased Premises to remove the Expanded Application Site and any improvements that are necessary to conduct the land application thereon.

Should Tenant elect to modify the Leased Premises to exclude the Expanded Application Site, Tenant shall be allowed to remove its crop during the Lease Year in which Landlord provides notice as to the Expanded Application Site. Upon the removal of said crop, but in any event no later than November 1, Landlord may resume applying industrial effluent to all or any portion of the Leased Premises identified in Landlord's notice. Landlord will also be responsible for reimbursing Tenant for any unamortized principal amount of the Zions Bank Loan (consistent with Exhibit B) that is attributable to any Irrigation Improvements that are located on land removed from the Leased Premises in accordance with this Section 5.

If Tenant notifies Landlord that Tenant will receive and apply the industrial effluent on the Expanded Application Site, Tenant shall operate and conduct the land application in accordance with all regulatory requirements, permits and conditions that are required for such land application. This may include a restriction on the types of crops that can be grown on the land application area, together with additional record keeping requirements and restrictions on the use of commercial fertilizer.

For purposes of clarification, Tenant shall have the obligation to conduct any land application of industrial effluent on the existing Land Application Site throughout the entire term hereof without modification to the Leased Premises. The modification of the Leased Premises for reasons due to the land application of industrial effluent may arise only in the event Landlord elects to use any additional land located on any portion of the Leased Premises that is beyond the existing Land Application Site for receiving industrial effluent.

6. NO ASSIGNMENT. Tenant shall not assign or otherwise sell or transfer this Lease, or any interest therein, or let or sublet the Leased Premises or any part thereof without first obtaining the consent of Landlord in writing. Any such assignment, sale, conveyance, letting or subletting made without such consent shall be void and without force or effect. Neither this Lease nor any interest of the Tenant shall be assignable or

transferable in proceedings by or against the Tenant in execution, bankruptcy or insolvency, or any other manner by operation of law.

7. **LANDLORD NOT LIABLE.** Landlord shall in no way be responsible for loss or damage from any cause to any property of any nature, including but not limited to any crops placed in or on the Leased Premises, in conjunction with Tenant's use of the Leased Premises or otherwise.

8. **TENANT'S CARE AND USE OF LEASED PREMISES.** The Leased Premises will be used for commercial farming operations. Any other use must be approved by Landlord in writing prior to commencement of such other use. Tenant shall take good care of the Leased Premises, keep the same in neat and orderly appearance, farm the same in a good and farmer-like manner, perform normal upkeep and maintenance, allow no waste or injury to be committed thereon, and shall, at Tenant's expense, make all repairs necessary to keep the land and other improvements, above ground pipelines, fences, canals, ditches, drains and equipment in good condition and repair, (except to the extent Landlord is responsible for maintenance and/or repair of the same under Section 9 of this Lease), provided, however, should Tenant fail to keep the Leased Premises and improvements thereon in good condition and repair, Landlord may undertake repairs and invoice Tenant for the cost thereof. Tenant shall also be responsible for any structural damages to any building improvements or roofs caused by Tenant, Tenant's employees, contractors or invitees.

Tenant will maintain all wheel line and center pivot sprinkler systems located on the Leased Premises, including but not limited to tires, sprinklers, gear boxes, motors, control panels and other items.

Tenant is responsible for all expenses associated with Tenant's activities on the Leased Premises, including, but not limited to utility bills and electrical use charges, and Tenant shall set up its own account with Idaho Power for electrical service to any irrigation equipment and improvements on the Leased Premises. Tenant shall, at the end of the term or any earlier termination, quit and surrender the Leased Premises in as good order and

condition as they were at the beginning of the term, reasonable wear and tear and loss from the elements of fire or Act of God excepted.

Landlord shall be responsible for any groundwater district assessments and assessments by the Aberdeen Springfield Canal Company that are levied upon the water rights of Landlord which are appurtenant to the Leased Premises.

Tenant shall mow and otherwise control, by mechanical or appropriate chemical means, all weeds (noxious and otherwise) prior to their maturing viable seeds, and Tenant agrees to perform this weed control at Tenant's own cost and expense.

All chemicals shall be stored and used in a manner that shall not constitute a hazard or danger. Tenant shall not use the Leased Premises so as to create a nuisance to the surrounding area. Tenant shall keep the Leased Premises free of any and all mechanics' liens and any other liens or encumbrances created by or through Tenant.

Fence repair and replacement will be the responsibility of Tenant.

Tenant shall not use or permit the use of the Leased Premises to generate, treat, store, handle, release or dispose of any Hazardous Substances (as defined below), except for the storage of products in the ordinary course of business, consistent with the use of the Leased Premises permitted hereby and in compliance with all applicable laws and regulations. Tenant shall indemnify and hold Landlord harmless from any and all claims, demands, judgments, orders, or damages resulting from Hazardous Substances on the Leased Premises caused in whole or in part by the activity of Tenant, its agents, contractors or subtenants. All of Tenant's indemnification obligations under this Lease shall survive the expiration or earlier termination of this Lease. The term "Hazardous Substances", as used herein, shall mean any substance heretofore or hereafter designated as hazardous under the Resource Conservation and Recovery Act, 42 U.S.C. Sec. 6901 et seq.; the Federal Water Pollution Control Act, 33 U.S.C. Sec. 1257 et seq.; the Clean Air Act, 42 U.S.C. Sec. 2001 et seq.; the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C.

Sec. 9601 et seq.; or the Hazardous Waste Cleanup-Model Toxic Control Act, RCW 70.105D, all as amended and including all regulations promulgated thereunder.

9. LANDLORD'S MAINTENANCE AND REPAIR. Landlord will be responsible for and bear the cost of maintaining and repairing the wells that are used to provide irrigation water for the Leased Premises and the related pumps, motors and control panels. All underground mainlines that are used to transport water to the wheel line sprinkler systems will also be maintained and repaired by Landlord. Landlord shall also be responsible for any roof or structural repairs to any building improvements that become damaged for reasons that are not related to the conduct of Tenant or Tenant's employees, contractors or invitees.

10. INDEMNIFICATION. Tenant shall indemnify, defend and hold Landlord harmless from any and all claims, demands, damages, injuries, rights and causes of action, whether validly asserted or not, arising by reason of any act, conduct, negligence or omission to act of the Tenant, or any of its agents or employees, whether or not the basis for such asserted claims arises on or off the Leased Premises.

Tenant shall carry throughout the term hereof adequate workmen's compensation insurance (statutory limits), employer's liability insurance with limits of at least \$1,000,000 and comprehensive liability insurance written on an occurrence basis and with limits of at least \$2,000,000 naming Landlord as additional insured, such insurance covering all Tenant's operations and all other obligations hereunder to Landlord (each containing a waiver of subrogation benefiting Landlord), together with property insurance covering the replacement value of the above ground wheel line and overhead center pivot sprinkler systems (and including the Irrigation Improvements), naming Landlord as loss payee. Tenant shall furnish Landlord with certificates of insurance evidencing such insurance coverage and such other proof of such insurance as Landlord may request. Said certificate of insurance shall include the statement on the certificate that the insurance company shall give Landlord at least fifteen (15) days' notice in the event of lapse or change in insurance coverage.

11. LANDLORD RIGHT OF ENTRY. Landlord shall have the right to enter upon the Leased Premises at such times and places as are necessary for the purpose of inspecting said Leased Premises, to perform Landlord's obligations hereunder, for purposes reserved to Landlord and others under the terms of this Lease, and to ensure compliance with this Lease.

12. REAL PROPERTY TAXES. Real property taxes levied upon the Leased Premises and taxes on the irrigation improvements and other property of Landlord shall be paid by Landlord. Taxes upon Tenant's personal property, including crops, shall be paid by Tenant.

13. TENANT EXPENSES. Tenant further agrees that Tenant will perform, operate, furnish or pay according to the following:

- a. Perform all ground preparation.
- b. Cultivate the farm land faithfully in a timely, thorough and businesslike manner, in accordance with standards of good husbandry. Tenant shall keep the Leased Premises neat and orderly, and neither commit nor permit waste or injury to the Leased Premises.
- c. Provide all machinery, labor, fuel and power necessary to farm the Leased Premises properly.
- d. Provide all materials necessary for production of the crops, including seed, in accordance with accepted farming practices.
- e. Prevent weeds from going to seed on the Leased Premises and control pests and injurious insects in accordance with accepted farming practices. If Tenant fails to perform these covenants, Landlord may (but is not obligated to) enter upon the Leased Premises and perform such operations as may be required and charge Tenant's account for the same.
- f. Preserve established water courses, ditches and soil conservation measures. In the event Tenant will be utilizing any water rights belonging to

Landlord, Tenant will use such rights in compliance with the restrictions contained in any such rights, so that the same will not be abandoned.

g. Operate the farming operations within applicable law and regulations of federal, state, county and other regulatory agencies.

h. Use diligence and care in the operation of any irrigation or pumping equipment belonging to Landlord, and at its expense, drain the same at the end of the growing season.

14. AGRICULTURAL CHEMICALS. No poison, herbicide, pesticide, fertilizer or other foreign chemical or substance, other than those approved by the United States Department of Agriculture, shall be applied to the Leased Premises or crops growing thereon. Any and all of such materials and substances shall be applied in strict compliance with and only at the times set forth in the instructions contained on the label or otherwise furnished by the manufacturer thereof. No experimental poisons, herbicides, pesticides, fertilizers or other foreign chemical or substance shall be applied to the Leased Premises or the crops growing thereon without the prior written consent of Landlord. All poisons, herbicides, pesticides, fertilizers or other foreign chemicals or substances which Tenant may apply to the Leased Premises or crops growing thereon shall be used and applied at Tenant's sole cost, risk and liability, and Tenant does hereby agree to indemnify, hold and save Landlord free and harmless of and from any and all claims, demands, damages or liabilities of whatever kind or nature which in any manner arise out of or result from any use or application of any such substances.

15. WAIVER. In the event Landlord waives any right herein reserved, or waives the performance of any covenant to be kept and performed by Tenant, express or implied, or any breach hereof by Tenant, said waiver shall not be construed to be a waiver of any subsequent breach of such covenant or any other covenant.

16. TENANT INSPECTION; NO REPRESENTATIONS OR WARRANTIES. Tenant has inspected the Leased Premises, is familiar with the property, and is satisfied with and accepts the same in the present condition thereof.

Landlord makes no representations as to the present condition of the Leased Premises, as to the quality, fertility or productivity of the soil, or as to the productivity of the Leased Premises, and makes no warranty as to the quantity or the quality of the irrigation water available for use on the Leased Premises. Tenant takes the Leased Premises on an "AS-IS" basis, subject to all defects, latent or patent.

It is understood and agreed that this written Lease constitutes the whole and entire agreement between the parties, and that there are no oral agreements, representations or warranties collateral to or affecting this Lease other than herein expressly set forth in writing. Tenant declares that Tenant has not entered into this Lease in reliance on any oral or verbal representations by Landlord, its agents or employees, other than the written agreements herein set forth.

17. ATTORNEY'S FEES. The prevailing party in any suit or dispute or action arising under this Lease for the enforcement or interpretation hereof shall be entitled, in addition to all costs and damages that might be awarded, further sums for reasonable attorney's fees.

18. PEACEFUL POSSESSION. Landlord agrees that the Tenant, upon payment of rent and performance of the covenants and agreements in this Lease, including but not limited to those covenants contained in paragraphs 3 and 8, above, on the part of the Tenant to be performed at all times during said term, shall peaceably and quietly have, hold and enjoy the Leased Premises, subject to (i) the remaining term of the existing lease for the Leased Premises (as described in Section 27), (ii) the occupancy and use of the grain storages, shop, office and three homes by Landlord or Landlord's designee (iii) all easements, restrictions, rights-of-way, covenants, conditions, reservations and exceptions of

record or apparent upon inspection of the Leased Premises; and (iv) the rights reserved by Landlord in this Lease.

19. HOLDOVER. In the event that Tenant is permitted to hold over the term, with the express written consent of Landlord, such holding over shall be construed as a tenancy at will, and shall be terminable at the will of Landlord upon Landlord's giving notice in writing to Tenant to vacate the Leased Premises. To the extent permitted by applicable Idaho law Tenant expressly waives all rights and privileges conferred by Idaho Code §6-303.

20. PREPARATION FOR FOLLOWING YEAR. In the event this Lease terminates in accordance with Paragraph 3.b. or for any reason provided herein, Landlord shall have possession of any farm land from which crops are removed as soon as the crops are harvested after August 1 in the year in which this Lease terminates, so that Landlord may prepare said farm land for the following year's farming operation.

21. DEFAULT. In the event Tenant does not keep and perform each and every covenant and agreement set forth in this Lease (time being of the essence) or shall abandon the Leased Premises, Landlord may give written notice to Tenant specifying the same. If Tenant does not cure within five (5) days of the notice (or such longer period of time as reasonably may be necessary to cure a nonpayment default exercising reasonable diligence), the Tenant shall forfeit to Landlord all rights to further occupancy of the Leased Premises or any part thereof. In such event, at its option Landlord may, in addition to such other remedies as it may have at law or equity, without any legal process or warrant, reenter upon the Leased Premises and remove all persons and hold the Leased Premises without interference on the part of the Tenant. Tenant agrees that in such case this Lease shall be terminated and Tenant shall not be entitled to have any rights hereunder; provided, however, that if such forfeiture and taking of possession by Landlord takes place after the planting and prior to the harvest of crops, Tenant shall be entitled to any proceeds received from the sale of said crops harvested during the Lease term in which said termination takes place, after deducting (1) any damages suffered by Landlord because of any failure to perform hereunder

by Tenant, (2) any costs (including labor) incurred by Landlord in the cultivation, harvest or other care of said crops, and (3) any unpaid rental for the term during which this Lease is so terminated and for all prior terms. Provided further however, it is understood that in the event of such forfeiture Landlord may, but shall be under no obligation to, care for or harvest any crop planted by the Tenant on the Leased Premises and shall not be liable to the Tenant for failure from any cause to harvest or properly care for any crop planted by Tenant. In the event of termination of this Lease for any breach by Tenant of any covenant or agreement, Tenant shall not be entitled to any refund of rental paid or any reimbursement for the cost of the Irrigation Improvements .

22. FARM PROGRAMS. Any Tenant participation in government farm programs that shall affect or involve the Leased Premises shall be discussed in advance with Landlord. Landlord shall have the final decision regarding participation.

23. DAMAGE. Except for the Irrigation Improvements to be installed by Tenant, Landlord shall have the option of insuring at its expense any improvements leased hereunder in amounts which Landlord may decide. In the event of damage or destruction, all proceeds from such insurance shall be payable to Landlord. In the event of such damage or destruction, Landlord may elect to repair or replace the improvements. Provided, however, this Lease shall not terminate nor shall the rent be abated if Landlord does not repair or replace such damage. Tenant will insure the Irrigation Improvements for wind and lighting damage.

24. NOTICES. All notices to be given to Landlord shall be addressed to:

J. R. Simplot Company
Attn: Corporate Secretary
P. O. Box 27
Boise, ID 83707

All notices to be given to the Tenant shall be addressed to:

Behrend, Behrend Knittel Farms
Attn: Nic Behrend
2976 W 2000 S
Aberdeen, ID 83210

Either party may change such address by giving notice in writing to the other party as herein provided.

25. BINDING AGREEMENT. It is agreed that the terms, conditions and provisions of this Lease shall be binding upon the heirs, executors, administrators, successors and assigns of the respective parties, provided however, Tenant may not assign this Lease or sublease the Leased Premises or any part thereof without Landlord's prior written consent.

26. NO RECORDING. This Lease will not be recorded.

27. USE PRIOR TO LEASE DATE. Tenant understands that Landlord has an existing tenant on the Leased Premises whose lease does not expire until October 31, 2014. Tenant may have access to the Leased Premises prior October 31, 2014 if acceptable to the current tenant. Access will be only for the purposes of obtaining soil and moisture samples, cultivation, land preparation work, installing the Irrigation Improvements and planting (if necessary for Tenant's 2015 crop).


28. FURTHER ASSURANCES. Both Tenant and Landlord agree to work together on issues that arise during the term of this Lease to ensure the parties receive the benefit of this Lease.

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Executed as of the effective date set forth above.

TENANT:

**Behrend, Behrend, Knittel Farms LLP, an
Idaho limited liability partnership**

By: 
Print Name: Mike Behrend
Its: Partner

LANDLORD:

J. R. Simplot Company


By 
David Spurling, Senior Vice President,
Secretary and General Counsel

EXHIBIT A

Leased Premises

Township 5 South, Range 30 East Boise Meridian, Bingham County, Idaho

Section 1: Lots 1 & 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$; EXCEPTING THEREFROM a tract of land in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1, described as: Beginning at a point on the South line of said Section 1 from which the Southeast corner of said Section bears North 89°53'10" East 1343.67 feet; thence North 00°13'09" West 709.34 feet; thence South 89°53'10" West 585.6 feet; thence South 00°06'50" East 709.34 feet to the South line of said Section 1; thence North 89°53'10" East along the South line 586.47 feet to the Point of Beginning.

Section 12: NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$

Township 5 South, Range 31 East Boise Meridian, Bingham County, Idaho

Section 5: SW $\frac{1}{4}$

Section 6: All

Section 7: W $\frac{1}{2}$, NE $\frac{1}{4}$; EXCEPTING THEREFROM a tract of land in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, described as: Commencing at the Southwest corner of said Section 7; thence North 00°02'31" East along the West line of said Section a distance of 431.06 feet; thence South 89°47'09" East 25.0 feet to the Easterly right-of-way of Moser Road the True Point of Beginning; thence South 89°47'09" East 672.75 feet; thence South 00°02'31" West 406.06 feet to the Northerly right-of-way of Strang Road; thence North 89°47'09" West along said right-of-way 396.3 feet; thence North 72°43'38" West 227.59 feet; thence North 23°11'38" West 149.57 feet; thence North 00°02'31" East 202.04 feet to the True Point of Beginning.

Section 8: E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$; EXCEPTING THEREFROM that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8 lying Southeasterly of the Aberdeen-Springfield Canal.

Also excepting therefrom the following described parcels of land that are leased to PEP Farms:

Parcel 1: (Haystack Storage Area): A rectangular shaped parcel of land, the northerly line being approximately 485 feet south of and running parallel with the north line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 T.5S R.31E. B.M. and the east line running parallel with and 446 ft. east of the west line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$.

Parcel 2: (Continuation of Haystack Storage Area): A square parcel of land, the northwest corner of which is the northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7 T.5S R.31 E.B.M with each side of said square parcel of land being approximately 485 feet.

Parcel 3: (Shop, Homes and Grain Storage Parcel): A parcel of land located in the N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12 T.5S R.30E B.M. containing 2 homes, a shop and 6 grain storages.

Parcel 4: (Southerly Home Parcel): A trapezoid shaped parcel of land located west of the Aberdeen Springfield canal within the S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8 T.5S R.31E containing a home.

Images showing the location of excluded Parcels 1, 2, 3 and 4 follow this page.



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 25, 2024

BEHREND BEHREND & KNITTEL PROPERTIES LLC
PO BOX 815
ABERDEEN, ID 83210-0815

**RE: RENTAL OF WATER FROM THE WATER SUPPLY BANK
WATER RIGHT NO(S). 35-2553A,35-2713,35-7169,35-7373,35-10422,35-14258,35-
14260,35-14262, AGREEMENT 851**

Dear Renter:

Please find enclosed a receipt in the amount of **\$16,362.20** and a copy of a fully executed Water Supply Bank Rental Agreement in connection with the rental of 711.2 acre-feet of water for mitigation by non-use of 177.8 acres during 2024. Upon receipt of this fully executed agreement, you are authorized to divert water in compliance with the conditions of water use described in the agreement.

Pursuant to the Water Supply Bank Rules, 90% or \$14,725.98 of the rental fee will be paid to the lessor(s) and 10% or \$1,636.22 will be retained by the Department to offset administrative costs.

The annual rental fee for 2025 is due by December 31, 2024. If you have questions regarding this matter, please contact this office at bank@idwr.idaho.gov or 208-287-4800.

Sincerely,

Catalina Beck

for
Water Supply Bank

Enclosures: Receipt No. C118462
Rental Agreement (copy)

c: Sascha Marston – Fiscal
IDWR Eastern Regional Office
Water District 120
Aberdeen American Falls Water Ground Water District
IDWR Compliance Officer

MEMORANDUM FOR APPLICATION 2858 / AGREEMENT # 851

To: Water Right(s) 35-2553 A, 35-2713, 35-7169, 35-7373, 35-10422, 35-14258, 35-14260, & 35-14262
From: Mary Condon
Date: April 2, 2024
Re: Review & Analysis of Application to Rent Water from the State Water Supply Bank

PURPOSE/NARRATIVE: Repeat rental application within the Eastern Snake Plain Aquifer ('ESPA') for ground water with a requested start date in 2024 was received on December 20, 2023. The rental applicant has an agreement with the owner of the water rights requested, and the water rights were leased into the bank again for a four-year term in 2024 through 2027 for this rental.

The rental requests to place the corner acres leased into the bank back onto the existing pivots, essentially condensing the water use. The reasoning was not immediately clear, but after some correspondence with the Aberdeen American Falls Ground Water District ('GWD') on April 10th via electronic communications and telephone calls, Jaxon Higgs with Water Well Consulting and on behalf of the GWD confirmed the renter provides for mitigation, whether that mitigation comes from the volume rented or through irrigation replacing the volume existing on the pivots by the unleased portions of the rented rights. To further clarify the rental use, the nature of use will be for mitigation by non-use pursuant to a reduction plan in place by the renter to the GWD.

AUTHORITY TO FILE: The application to rent was signed by an authorized partner of the business renting, Behrend Behrend and Knittel Properties, LC. The company has an agreement with the owner of the rights rented and the property, with an auto renew option each year for three-year terms, which began in 2014. The rental place of use and rental diversion works are included in the agreement. No concerns with authority to file.

WATER RIGHT VALIDITY: The water rights requested are leased and have been rented in consecutive previous years for the same rental location and diversion works. No concerns with validity.

INJURY TO OTHER WATER RIGHTS: Rental of the water rights at their authorized point of diversion for mitigation by non-use is not expected to injure other water rights. Although the rental points of diversion are within the ESPA, the points of diversion are not changing, and the beneficial use is mitigation by non-use so Etran modeling is not necessary or required.

ENLARGEMENT OF USE: As was stated in the summary, the intent of the rental request was not immediately clear since there are sufficient irrigation rights on the place of use requested on the rental application. However, correspondence with the GWD confirms the renter is participating in a reduction plan with the volume rented as mitigation by non-use. There will be no enlargement through a rental for mitigation by non-use on the place of use with the unleased portions of the existing water rights.

LOCAL PUBLIC INTEREST: Review staff has no information to suggest this application is inconsistent with the local public interest.

BENEFICIAL USE/CONSERVATION OF WATER RESOURCES: The rental appears consistent with the conservation of water resources in Idaho.

DEPARTMENT STAFF OR WATERMASTER COMMENTS: The location for the rental PD is subject to Water District # 120, is within the Aberdeen American Falls GWD, and IDWR Eastern region. Requests for comments or concerns sent to watermaster and IDWR regional manager on April 11, 2024.

From: [Condon, Mary](#)
To: [Cefalo, James](#); [Jordan, Blake](#)
Subject: Rental review for Behrend Behrend & Knittel Properties LC 2024-2027
Date: Thursday, April 11, 2024 2:38:00 PM
Attachments: [image001.png](#)
[Rental Review Memo - 2858.docx](#)
[Rental Map - 851.pdf](#)
[combined limits.xlsx](#)

Good afternoon,

Please see the attached rental review memo and map for a mitigation by non-use rental in WD 120, and kindly reply with comments or concerns within 10 days.

The rental application is a repeat companion package for the use of JR Simplot leased rights and has previously been approved for rentals as irrigation at the same location. The rental requested to place the corner acres leased into the bank back onto the existing pivots, essentially condensing the water use. The reasoning was not immediately clear, but after some correspondence with the Aberdeen American Falls Ground Water District on April 10th via electronic communications and telephone calls, Jaxon Higgs with Water Well Consulting and on behalf of the GWD confirmed the renter provides for mitigation, whether that mitigation comes from the volume rented or through irrigation replacing the volume existing on the pivots by the unleased portions of the rented rights.

Thank you,
Mary

Mary Condon
Water Supply Bank Program Coordinator

 IDAHO DEPARTMENT OF
WATER RESOURCES
Planning & Projects
mary.condon@idwr.idaho.gov
Direct: (208) 287-4936

From: [Jaxon Higgs](#)
To: [Condon, Mary](#)
Subject: Re: Lease of JR Simplot B35 rights in AAFGWD
Date: Wednesday, April 10, 2024 4:37:36 PM
Attachments: [image001.png](#)
[image002.png](#)

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It can be either, so whatever they put on the rental is fine. If it stays irrigation, I just account for it where it lies.

Jaxon

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From: Condon, Mary <Mary.Condon@idwr.idaho.gov>
Sent: Wednesday, April 10, 2024 6:35:54 PM
To: Jaxon Higgs <jaxon@waterwellconsultants.com>
Subject: RE: Lease of JR Simplot B35 rights in AAFGWD

Jaxon,

So the entire rental is mitigation by non-use, and not for irrigation?

Mary

Mary Condon
Water Supply Bank Program Coordinator



From: Jaxon Higgs <jaxon@waterwellconsultants.com>
Sent: Wednesday, April 10, 2024 4:34 PM
To: Condon, Mary <Mary.Condon@idwr.idaho.gov>
Subject: Re: Lease of JR Simplot B35 rights in AAFGWD

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Hi Mary,

Yes they are part of the reduction plan and the Simplot rights are all on the Behrend plan. Behrend's are renting those rights to make sure that they don't get rented out to someone else. No problem with it on our side.

Thanks for checking!

Jaxon

Get [Outlook for iOS](#)

From: Condon, Mary <Mary.Condon@idwr.idaho.gov>
Sent: Wednesday, April 10, 2024 6:32:19 PM
To: Jaxon Higgs <jaxon@waterwellconsultants.com>
Subject: RE: Lease of JR Simplot B35 rights in AAFGWD

Hi Jaxon,

I had a follow-up question. Is Behrend, Behrend & Knittel Properties LLC participating in a reduction plan for the GWD? They are the renters for the JR Simplot rights in the table below, and the water will be pulled from the same well as the water rights are licensed from.

Thanks,
Mary

Mary Condon
Water Supply Bank Program Coordinator



From: Jaxon Higgs <jaxon@waterwellconsultants.com>
Sent: Tuesday, April 2, 2024 11:29 AM
To: Condon, Mary <Mary.Condon@idwr.idaho.gov>
Subject: RE: Lease of JR Simplot B35 rights in AAFGWD

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No problem, thank you for all the work you do! It's tough to keep track of what's going on with all these water rights and individual situations!

Jaxon

From: Condon, Mary <Mary.Condon@idwr.idaho.gov>
Sent: Tuesday, April 02, 2024 11:28 AM
To: Jaxon Higgs <jaxon@waterwellconsultants.com>
Subject: RE: Lease of JR Simplot B35 rights in AAFGWD

Hi Jaxon,

Thank you for letting me know!

Best,
Mary

Mary Condon
Water Supply Bank Program Coordinator



From: Jaxon Higgs <jaxon@waterwellconsultants.com>
Sent: Tuesday, April 2, 2024 11:15 AM
To: Condon, Mary <Mary.Condon@idwr.idaho.gov>
Subject: FW: Lease of JR Simplot B35 rights in AAFGWD

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Hi Mary,

I accidentally replied to the AFA group thinking that the email came straight from you. Below are some comments on the Simplot rights you emailed them about.

Thanks!

Jaxon

From: Jaxon Higgs
Sent: Monday, April 01, 2024 5:23 PM
To: The American Falls Aberdeen GWD <americanfalls.aberdeen.gwd@gmail.com>; Brock Driscoll <brock.driscoll@driscollbros.com>; Gary Gehring <gary@gehringag.com>; Greg Pahl <ggpahl@gmail.com>; Chris Pratt <chrisgreengold@gmail.com>; Timothy Deeg <deegt@aol.com>; Sarah Klahn <sklahn@somachlaw.com>
Subject: RE: Lease of JR Simplot B35 rights in AAFGWD

Hi Mary,

These Simplot water rights are not participating in any ground water district and Simplot specifically declined to participate in a district when invited. As such, all of those water rights below that are junior to the 1962 Rangon Water Call are currently curtailed. To my knowledge that doesn't preclude them from participating in the water supply bank, but anyone attempting to rent them will just be getting a curtailed water right which will not be given any allocation in the district's plan or even be allowed to be irrigated with. This has come up in the past circa 2016 when someone attempted to rent these rights.

Jaxon

From: The American Falls Aberdeen GWD <americanfalls.aberdeen.gwd@gmail.com>
Sent: Monday, April 01, 2024 10:14 AM
To: Brock Driscoll <brock.driscoll@driscollbros.com>; Gary Gehring <gary@gehringag.com>; Greg Pahl <ggpahl@gmail.com>; Chris Pratt <chrisgreengold@gmail.com>; Timothy Deeg <deegt@aol.com>; Sarah Klahn <sklahn@somachlaw.com>; Jaxon Higgs <jaxon@waterwellconsultants.com>
Subject: Fwd: Lease of JR Simplot B35 rights in AAFGWD

----- Forwarded message -----

From: Condon, Mary <Mary.Condon@idwr.idaho.gov>
Date: Fri, Mar 29, 2024 at 5:16 PM
Subject: Lease of JR Simplot B35 rights in AAFGWD
To: The American Falls Aberdeen GWD <americanfalls.aberdeen.gwd@gmail.com>
Cc: Bank <Bank@idwr.idaho.gov>

Greetings,

I have finished a review of three repeat lease contracts from JR Simplot Co in basin 35. These applications to lease water into the Board's bank were received on November 6, 2023, with a lease term for years 2024 through 2027. Please see the below table for the amounts leased into the water supply bank. These will be rented by another user during the same term.

| | | | | | | | | | | | | |
|----------------|----|--------|----------------|-------|-------|------|------|-------|---|--------------|------------|----------------|
| 2818 / 1842 | 35 | 2553 A | 1/8/1959 | 0.74 | 152.4 | | 38.1 | 0.019 | 4 | GROUND WATER | IRRIGATION | J R SIMPLOT CO |
| 2817 / 1843 | 35 | 2712 | 5/10/1962 | 0.74 | 174.4 | | 43.6 | 0.017 | 4 | GROUND WATER | IRRIGATION | J R SIMPLOT CO |
| Pending | 35 | 7166 | 3/9/1971 | 0.73 | 152.4 | 38.1 | 53.1 | 0.019 | 4 | GROUND WATER | IRRIGATION | J R SIMPLOT CO |
| 2813 / Pending | 35 | 7373 | 1/18/1974 | 0.22 | 44.4 | 11.1 | 53.1 | 0.020 | 4 | GROUND WATER | IRRIGATION | J R SIMPLOT CO |
| 1835 Pending | 35 | 10422 | 7/31/1987 | 0.06 | 15.6 | 3.9 | 53.1 | 0.015 | 4 | GROUND WATER | IRRIGATION | J R SIMPLOT CO |
| | | | combined limit | 0.73 | 212.4 | 53.1 | 53.1 | 0.015 | 4 | | | |
| | 35 | 14258 | 1/18/1974 | 0.40 | 158.2 | 39.6 | 43 | 0.010 | 4 | GROUND WATER | IRRIGATION | J R SIMPLOT CO |
| 2819 / | 35 | 14260 | 10/1/1953 | 0.39 | 87.1 | 21.8 | 43 | 0.018 | 4 | GROUND WATER | IRRIGATION | J R SIMPLOT CO |
| 1844 | 35 | 14262 | 1/8/1959 | 0.067 | 13.8 | 3.4 | 43 | 0.019 | 4 | GROUND WATER | IRRIGATION | J R SIMPLOT CO |
| | | | combined limit | 0.86 | 172 | 63.0 | 43 | 0.020 | 4 | | | |

Thank you,
Mary

Mary Condon
Water Supply Bank Program Coordinator

 WATER RESOURCES
Planning & Projects
mary.condon@tdwr.tdaho.gov
Dirce: (208) 287-4936

Kienholz, Mackenzie

From: Behrend, Behrend & Knittel Farms <bbkfarm815@gmail.com>
Sent: Thursday, January 11, 2024 10:53 AM
To: Kienholz, Mackenzie
Subject: Fwd: Information Needed - Water Supply Bank Application Behrend Behrend & Knittel Properties
Attachments: signed page 5.pdf; Simplot Farm Lease.pdf

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----- Forwarded message -----

From: Nic Behrend <nbehrend@gmail.com>
Date: Thu, Dec 28, 2023 at 9:32 AM
Subject: Re: Information Needed - Water Supply Bank Application Behrend Behrend & Knittel Properties
To: Behrend, Behrend & Knittel Farms <bbkfarm815@gmail.com>

Good morning and Happy Holidays! I have attached the signed page 5 of the application and a copy of the lease that we have with Simplot on that property. The lease is an evergreen lease and the copy I am sending you is the original signed version. The way that works is, even though we are past the original end date of the lease, since nobody has requested that the lease end, the lease automatically extends each year. I have also reached out to Vic Conrad to see if he can provide any documentation if you need something else. Thanks for reaching out. Have a wonderful day!

Nic

On Tue, Dec 26, 2023 at 1:01 PM Behrend, Behrend & Knittel Farms <bbkfarm815@gmail.com> wrote:

Behrend, Behrend, and Knittel Farms
PO BOX 815 Aberdeen, ID 83210



----- Forwarded message -----

From: Kienholz, Mackenzie <Mackenzie.Kienholz@idwr.idaho.gov>

Date: Tue, Dec 26, 2023 at 12:54 PM

Subject: Information Needed - Water Supply Bank Application Behrend Behrend & Knittel Properties

To: Behrend, Behrend & Knittel Farms <bbkfarm815@gmail.com>

Nic,

I am completing the intake for the Water Supply Bank rental application submitted by Behrend, Behrend, and Knittel Properties, LLC. Below are items that are still needed to make the application complete. If this information is not received within **30 days** the application may be returned to you, unprocessed.

- A signed copy of Page 5 of the application
- A consent document/land use agreement from J. R. Simplot Co. who owns the land at the proposed rental place of use

Thank you,

Mackenzie Kienholz

Water Supply Bank Specialist



Planning & Projects

Mackenzie.kienholz@idwr.idaho.gov

Phone: (208) 287-4822

--
Behrend, Behrend, and Knittel Farms
PO BOX 815 Aberdeen, ID 83210

Kienholz, Mackenzie

From: Behrend, Behrend & Knittel Farms <bbkfarm815@gmail.com>
Sent: Thursday, January 11, 2024 10:44 AM
To: Kienholz, Mackenzie
Subject: Re: Information Needed - Water Supply Bank Application Behrend Behrend & Knittel Properties

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Good morning Mackenzie, I did send a copy of the rental agreement we have with Simplot to you on Dec 28. Please let me know if that is not sufficient so I can make sure to get you the proper documents. Thanks.

Nic

On Thu, Jan 11, 2024 at 10:39 AM Kienholz, Mackenzie <Mackenzie.Kienholz@idwr.idaho.gov> wrote:

Good morning,

Please see the below email sent on 12/26/2023 regarding Behrend, Behrend, and Knittel Properties LLC's application to rent water from the Water Supply Bank. If the requested information is not received, the requested water rights will be made available to other users and your application will be returned, unprocessed.

Thank you,

Mackenzie Kienholz

Water Supply Bank Specialist



Planning & Projects

Mackenzie.kienholz@idwr.idaho.gov

Phone: (208) 287-4822

From: Kienholz, Mackenzie

Sent: Tuesday, December 26, 2023 12:55 PM

To: Behrend, Behrend & Knittel Farms <bbkfarm815@gmail.com>

Subject: Information Needed - Water Supply Bank Application Behrend Behrend & Knittel Properties

Nic,

I am completing the intake for the Water Supply Bank rental application submitted by Behrend, Behrend, and Knittel Properties, LLC. Below are items that are still needed to make the application complete. If this information is not received within **30 days** the application may be returned to you, unprocessed.

- A signed copy of Page 5 of the application
- A consent document/land use agreement from J. R. Simplot Co. who owns the land at the proposed rental place of use

Thank you,

Mackenzie Kienholz

Water Supply Bank Specialist



Planning & Projects

Mackenzie.kienholz@idwr.idaho.gov

Phone: (208) 287-4822