



Book 2021 Page 3319

Document 2021 3319 Type 07 005 Pages 3
Date 9/16/2021 Time 3:09:06PM
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer
Information: *Jeh* Jane E. Hanson 401 East Main Street, Manchester, Iowa (563) 927-5920
Individual's Name Street Address City Phone

Jane E. Hanson, ICIS#: AT0012697

**SPACE ABOVE THIS LINE
FOR RECORDER**

TERMINATION OF LEASE AND OPTION

This Termination of Lease and Option entered into by and between John D. Gingerich and Arlene K. Gingerich, husband and wife, (hereinafter Landlords) and Willie Miller and Martha Miller, husband and wife (hereinafter Tenants).

WHEREAS, Landlords have leased to Tenants the following described real estate located in Delaware County, Iowa:

Commencing at a point that is one thousand three hundred twenty seven (1,327.0) feet North of the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., said point being at the center of the county road, and running thence West four hundred (400.0) feet, thence North four hundred fifty (450.0) feet, thence East four hundred (400.0) feet to the center of said county road, thence South four hundred fifty (450.0) feet to the point of beginning.

For a term commencing May 1, 2020 and ending April 30, 2022;

AND WHEREAS, Tenant and Landlord agree that the lease agreement between the parties shall be amended to provide for a termination date of November 15, 2021.

AND WHEREAS, as part of said lease agreement the Tenants were granted an option to purchase the herein described real estate under the terms and conditions as set out in said lease.

AND WHEREAS, the Tenants had the right to exercise the option to purchase at any time during the term of the lease.

NOW, THEREFORE, in consideration of the mutual promises made herein, and the mutual benefits to be gained by the parties they agree as follows:

1. That the lease agreement for the real estate described herein provided for a termination date of April 30, 2022.
2. Landlords and Tenants agree that the lease agreement is amended to provide that the term of the Lease shall expire on November 15, 2021.
3. Tenants agree to pay to Landlords the monthly lease payment for the month of October, 2021 and ½ of the monthly lease payment for November, 2021.
4. Tenants agrees to remove all personal property from the above described real estate no later than November 15, 2021.
5. Landlords demand that Tenants vacate, surrender, and deliver possession of said premises on or before November 15, 2021, and Tenants agree to vacate, surrender, and deliver possession of said premises on or before November, 2021.
6. Tenants release any claims against Landlords concerning the written lease agreement or Landlord's compliance with the terms of the lease agreement.
7. Neither party will be entitled to, nor require, any further notice from the other party with regard to said termination and each party waives any proper service of notice of termination of the lease pursuant to Iowa Code §562A.
8. Tenants furthermore, agree that any option to purchase granted to them by Landlords shall be extinguished, terminated and be of no further force or effect as to the date of this Agreement.
9. The parties agree that neither Landlord nor Tenant will have any further obligations to each other under this lease agreement, and option to purchase the aforementioned real estate.

Dated this 8th day of September, 2021.

Landlords:

X John D. Gingerich
John D. Gingerich

X Arlene K. Gingerich
Arlene K. Gingerich

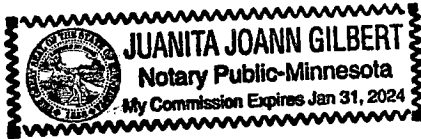
Tenants:

Willie D. Miller
Willie Miller

Martha Miller
Martha Miller

STATE OF MINNESOTA, COUNTY OF Filmore, ss:

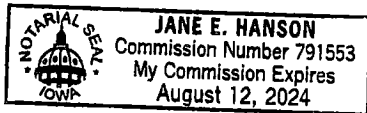
On this 13th day of September, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared, John D. Gingerich and Arlene K. Gingerich, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



[Signature]
Notary Public in and for the State of ~~Iowa~~
Minnesota

STATE OF IOWA, COUNTY OF DELAWARE, ss:

On this 8th day of September, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared, Willie Miller and Martha Miller, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



[Signature]
Notary Public in and for the State of Iowa