

## SCHEDULE B

### Bonus Rent

**Bonus Rent** is determined as follows:

Average Corn Yield X 38% X Average Corn Price = Total Rent Per Crop Acre  
Average Soybean Yield X 48% X Average Soybean Price = Total Rent Per Crop Acre

The actual corn and soybean yield is documented by the combine monitor or weigh tickets or federal crop insurance report.

The average corn and soybean price is determined by recording the March 15th, June 15th, and September 15th, December corn prices and November Soybean prices from Dunkerton Co-op, located at 509 West Dunkerton St, Dunkerton, IA 50626. A simple average is calculated.

If the Bonus Rent exceeds the Base Rent, the difference is due December 1<sup>st</sup>. If the Bonus Rent does not exceed the Base Rent, there will be no credit to Tenant.

#### **Corn Example 1:**

**Price** = December Corn Cash Price on March 15 (\$3.25/Bu.) + June 15 (\$3.75/Bu.) + September 15 (\$3.50/Bu.) / 3  
= \$3.50 per bu. average corn price

**Yield** = 195 Bushels                      195 x 38% x \$3.50 = \$259.35 per Acre.

The Bonus Rent did not exceed the Base Rent (\$330). Therefore no Bonus Rent is due and there is no credit to the Tenant.

#### **Corn Example 2:**

**Price** = December Corn Cash Price on March 15 (\$4.50/Bu.) + June 15 (\$5.00/Bu.) + September 15 (\$4.75/Bu.) / 3  
= \$4.75 per bu. average corn price

**Yield** = 195 Bushels                      195 x 38% x \$4.75 = \$351.98 per Acre.

Total Rent (\$351.98) – Base Rent (\$330) = \$21.98 per Acre Bonus Rent

#### **Soybean Example 1:**

**Price** = November Soybean Cash Price on March 15 (\$9.00/Bu.) + June 15 (\$9.50/Bu.) + September 15 (\$9.25/Bu.) / 3  
= \$9.25 per bu. average soybean price

**Yield** = 45 Bushels                      45 Bu. X 48% x \$9.25/Bu. = \$199.80 per Acre.

The Bonus Rent did not exceed the Base Rent (\$330). Therefore no Bonus Rent is due and there is no credit to the Tenant.

#### **Soybean Example 2:**

**Price** = November Soybean Cash Price on March 15 (\$11.50/Bu.) + June 15 (\$12.00/Bu.) + September 15 (\$12.50/Bu.) / 3 = \$12.00 Bu. average soybean price

**Yield** = 60 Bushels                      60 Bu. x 48% x \$12.00/Bu. = \$345.60 per Acre.

Total Rent (\$345.60) – Base Rent (\$330) = \$15.60 per Acre Bonus Rent.