

Urban Microfarm Land Use Agreement

This agreement starts on _____ (the "Start Date").

Between:

Garden Insights LLC (doing business as Patchwork Microfarms), represented by
Jacob Ewert ["Farmer"]

And:

Property Owner Name: _____ ["Owner"]
Address: _____ ["Microfarm Address"]

Farmer is going to take care of a piece of land at the Microfarm Address and grow crops. This agreement explains how that will work.

1. What this agreement covers

Farmer can grow food and flowers on the Microfarm, sell what's grown, and take care of the land as described below.

2. What Farmer can do on the land

Grow vegetables, herbs, and flowers, and sell them at farmers markets, through CSA shares, or other ways.

Set up drip irrigation, add low tunnels or small hoop houses, put up trellises or lightweight fencing, and dig down to a depth of 1 foot.

Bring in volunteers, workers, or helpers (up to 2 at a time) to plant, weed, and harvest. Farmer will give Owner a heads up before they come, and Farmer is responsible for how they behave on the property.

The exact area Farmer can use is: _____ (see attached map of space)

3. How long this lasts

This agreement runs from the Start Date through 10/31/2027.

It will keep renewing automatically for another **1 year** unless either person says in writing they want to stop, at least **6 months** before the current period ends.

4. What Owner gets in return

In exchange for using the land, Farmer will cover the cost of a free soil nutrient analysis and give Owner a weekly share of produce June-October.

5. Water

Owner will let Farmer use an outdoor hose or spigot to water the crops. Farmer agrees to pay Owner back monthly for the water used (measured through an installed flow meter at \$0.012/gallon, converted from \$8.833/ccf of water per Portland.gov's "Sewer, stormwater, water, and other utility rates and charges" page.

6. Getting onto the property

Farmer can access the Microfarm once a week November through March and up to twice a month April through October. Access to the Microfarm is defined as:

Owner will give Farmer an easy way to get in (like a gate code or key) and won't block access without good reason.

7. Beds, structures, and cleanup when this ends

Anything Farmer builds or installs (raised beds, irrigation, etc.) belongs to Farmer the whole time this agreement is active.

When the agreement ends, Farmer has **1 week** to remove anything they built.

Anything left behind after that becomes Owner's, if Owner wants it.

Farmer will leave the space reasonably clean and tidy when they go, but isn't required to make it look exactly like it did before.

8. Who takes care of what

Farmer handles weeding, pests, and general upkeep inside the growing area.

Owner handles mowing and yard care outside that area.

Farmer will use organic, low-chemical methods for pests and weeds, unless both people agree otherwise in writing.

9. Who's responsible if something goes wrong

Farmer agrees to cover Owner for any claims or damage that happen because of Farmer's own mistakes or carelessness – but not for anything caused by Owner's own negligence.

Neither person is on the hook for lost or damaged crops caused by weather, pests, disease, or anything else out of their control.

10. Ending the agreement

Either person can end this agreement for any reason with at least **four months** written notice.

If Owner sells the property, they'll let Farmer know at least **six months** beforehand. This agreement ends when the property changes hands, unless the new owner agrees to keep it going.

Signatures

Farmer:

Signature: _____ Date: _____

Printed Name: Jacob Ewert, on behalf of Garden Insights LLC (Patchwork Microfarms)

Owner:

Signature: _____ Date: _____

Printed Name: _____