

EXHIBIT 2

**LAND USE REGULATIONS
WILL COUNTY LANDFILL PARCEL**

The Lessee shall comply with the provisions of these Land Use Regulations furnishing all equipment, labor and supplies, and pay all expense necessary and incident thereto. THE LESSEE'S COMPLIANCE WITH THE PROVISIONS OF THESE LAND USE REGULATIONS CONSTITUTES A PORTION OF THE COMPENSATION FOR USE OF THE LEASED LAND AND HIS/HER FAILURE TO COMPLY THEREWITH WILL BE REGARDED AS A DELINQUENCY THE SAME AS FAILURE TO PAY CASH RENTAL. To assure faithful accomplishment of the maintenance, protection and restoration as herein specified, the Lessee shall deliver to the Will County Executive (said officer) surety, approved by and in a form acceptable to the said officer in the amount specified below, prior to execution of the final lease. The Performance Bond or other type of assurance shall accompany the proposed lease when it is signed and returned to the Will County Executive.

The lessee agrees to conduct all farming operations in accordance with the land use practices set forth herein and with the crop rotation and soil conservation plan contained in the Tract Management Plan (Exhibit 3) of this lease.

TRACT. LIMITS OF LIABILITY

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I. GENERAL REQUIREMENTS RELATIVE TO LAND USE

A. SOIL CONSERVATION

Some tracts have been determined to contain Highly Erodible Land. For these tracts, a conservation plan must be written and approved by the USDA Natural Resources Conservation Service (NRCS) and a copy furnished to the said officer before work begins in the lease year. The plan must satisfy the restrictions of the NRCS and the Tract Management Plan (TMP). The preparation of this plan is a lessee responsibility.

B. GENERAL CONSERVATION PRACTICES

General conservation practices shall include, but are not limited to:

1. No fields are to be moldboard plowed unless approved in advance by said officer. Other specific cultivation requirements may be in the tract's lease. Chisel plow, disk, mulch-till, and ridge-till systems are classified as conservation systems when a minimum of 30 percent residue cover remain on the soil surface after planting. Conservation tillage is encouraged. Also, no-till systems which provide 100 percent of crop residue after planting are encouraged.

2. No fall tillage is allowed after soybean harvest.
3. Maintaining vegetation of ditch banks at all times. Where seeding is required, prepare seedbed similar to that used for meadow seeding.
4. Mowing vegetation in grassed waterways and field drainage ditches.
5. Tilling no closer to any ditch line or waterway than specified below.
6. Avoid crossing ditches with machinery to prevent damage to ditches and minimize risk of overturning machinery.
7. Protecting waterways from damage by farm equipment and vehicles.
8. Avoiding using waterways as a roadway and practicing care in crossing to prevent tillage marks or wheel tracks.
9. Maintaining the constructed width of waterways by lifting or disengaging tillage equipment properly and avoiding farming operations along the waterways, which would hinder water entry.
10. Avoiding spraying with herbicides and crossing water ways during spray operations, unless equipment is completely shut off. Where waterways are to be crossed at an angle to field operations, make a sprayer pass along each side of the waterway to allow for a shut-off zone.
11. Mowing waterways regularly to maintain a healthy and vigorous soil. Time the first mowing after ground-nesting birds have hatched (September 15th).
12. Repairing damage to waterways immediately. Repair all broken tile lines and blowouts adjacent to or in the waterways when first observed.
13. Maintaining waterways, roadside ditches, drainage ditches, streams, etc., in operable condition and free of woody growth, including trees.
14. In areas where brush and trees are to be removed from road ditches, waterways, and other drainage areas, these will be cut off at ground level and the stumps will be treated at that time with an EPA-approved herbicide for that express purpose.

C. MOWING

Mowing may be achieved by haying, provided that the mowing standards are met. The standards for mowing are:

1. Roadsides
 - a. Mow one swath six feet along roadside by June 15.

b. Mow one roadbed to cropline between August 15 – 31. Remove all brush and trees less than six inches in diameter at this time during the lease year. Individuals larger than six inches in diameter at breast height (dbh) are considered trees and may be left. “Hedge rows” are exempt.

2. Security Fences (Clear Zones)

Mow entire clear zone (12’ exterior and/or 30’ interior) twice annually by August 31. Mowing must be accomplished within 12” of the security fence. Bales, if any, must be immediately moved outside of the clear zone and to an acceptable location within one working day.

3. Grass Waterways

Mow entire waterway once annually between August 15 – 31.

4. Pastures

Entire pastures shall be clipped during the first and fourth lease year, if applicable, to control weeds and woody growth. Brush and tree removal as described above will be done in the first lease year, except where noted in the TMP. Any other exceptions will be agreed to by all involved parties, and documented.

D. PESTICIDES

1. Only those pesticides, which are approved by the U.S. Environmental Protection Agency (USEPA) will be used by lessees on the premises. Method and rate of application must be consistent with the provisions of the manufacturer’s label. The lessee is responsible for compliance with the above on his lease. Prior approval is required before the use of any “Restricted Use Pesticide. Consult said officer for approval.

2. The lessee must report the use of ALL pesticides to the said officer. This report will include product name, rate of application, and area covered. This report must be filed during the first week following the calendar quarter in which the application occurred.

3. Aerial applications of pesticides are prohibited.

4. Those herbicides and/or pesticides which are considered persistent or likely to result in carry-over will not be used during the lease year.

5. Lessees shall implement integrated pest management procedures to the maximum extent possible. Pesticide usage shall be kept to a minimum.

6. Lessees applying restricted use pesticides shall be properly certified by the State of Illinois.
7. Empty pesticide containers and excess material shall be promptly removed from the installation.
8. Any hazardous material spills must be immediately reported to the Illinois EPA Emergency Response Unit and to the said officer of the County.

E. DRAINAGE

1. Drainage of leased land is a lessee responsibility. All field tile, waterway and drainage work must be coordinated with the said officer of the County and the NRCS office that serves this area.
 - a. Drainage work will not be accepted until approved by the NRCS.
2. Damages to tiled fields, crushed or dislocated tile caused by equipment, or tile blowout, will be repaired by the lessee when detected or notified of the deficiency by the said officer of the County. Such damage, unless recognized and concurrent to by both parties as existing at the beginning of the lease, will be considered as having occurred during the current lease.

In some cases, repair to known damaged tile may be included in the requirements of the TMP.

F. ADVERTISING

Displays of commercial advertisements of any kind are not permitted on the premises.

G. HOUSEKEEPING

Lessees will remove all waste materials from the installation.

H. MUD ON ROADS

Mud on premise roads that has dropped from lessee vehicles and equipment presents a hazard to vehicle traffic. Lessees are required to take caution to minimize this problem. If excess mud is left on installation roads, the lessee may be required to clean the area.

I. UTILITIES

No utility service is available from the premises.

J. OTHER NATURAL RESOURCES

A lease does not in any way give the lessee permission to take, remove, or destroy any other natural resources (fish, wildlife, timber/firewood, etc.). Likewise hunting is not allowed on the premises.

K. ACREAGE

The TMP lists two (2) acreage figures. The “Crop Acres” are those from which the lessee will derive actual production. This is exclusive of roads, railroads, buildings, and other “out areas.” The “Total Acres” are the entire area within the tract boundary. The lessee may be required to perform maintenance services on any land within the tract boundary.

II. REGULATIONS RELATIVE TO CROP TRACTS

This category includes tracts with a land use designated for the production of grain. Hay production is prohibited under this lease.

A. Rotation

1. For all tracts with a land use classified as crop, the lessee is not allowed to plant the same row crop in two consecutive years. The lessee has the option to determine what crop is to be grown in the first lease year.

B. Field Borders

(1) Planting of cultivated crops will not be permitted within 20 feet of each side of creeks, field drainage ditches, railroad tracks, water carrying roadside ditches, and hedgerows. The distance is to be measured from the top slope of the drainage ditch or the base of the hedgerow.

(2) Tracts with fields bordering on roads where no fences exist may be cropped to the usual field margin that is the back slope of the road ditch. Soil will not be worked into the ditch. The areas between the road and the crop will be maintained by the lessee as discussed elsewhere in this report.

(3) Planting of cultivated and forage crops will not be allowed within 50 feet of above-ground storage buildings.

(4) Planting of cultivated crops will not be allowed within 50 feet of earth-covered storage structures. The distance will be measured 50 feet outward from the end of the face wall and 50 feet to the rear of the lightning rod.

C. Soil Tests

The lessee may be required to furnish a current soil test to the said officer during the lease year.

- (1) Fertilizer application shall be in accordance with the soil test results.
- (2) All fertilizer invoices shall be made available upon request.

D. USDA Programs

This outlease program does not preclude lessees from participating in USDA programs, however, all conditions of the lease must be satisfied. It is a lessee responsibility to determine the feasibility of program participation, given the lease conditions.

- (1) Set-aside acres will be seeded to an annual cover crop (i.e. oats) and noxious vegetation must be controlled.
- (2) Set-aside acreage will be distributed to the greatest possible extent (per USDA regulations) among the tract(s) involved.

III. REGULATIONS RELATIVE TO GRAZING TRACTS

Grazing of animals is prohibited during the term of this lease.

IV. REGULATIONS OF SAFETY AND SECURITY

The following safety, security, and lease instructions as authorized by basic lease, are prescribed incident to leased agricultural tracts at the premises:

A. Prohibited Acts

- (1) Willful abuse or destruction of County Property.
- (2) Unauthorized removal of County Property.
- (3) Carrying or having possession of firearms.
- (4) Trespassing
- (5) Hunting or fishing
- (6) Cutting firewood
- (7) The introduction, possession, or use of a controlled substance.
- (8) Any act or omission not specifically noted above which is a violation of a law or instruction, and which obviously is detrimental to the best interests of the premises.

B. Fire prevention – Prohibited Acts and Safety Instruction

- (1) Smoking in authorized areas.
- (2) Carrying matches, lighters, or other flame-producing devices without authorization.
- (3) Farm and contractor machinery shall be equipped with a minimum 2 ¾ pound dry chemical fire extinguisher. This equipment shall be maintained in a clean condition to reduce fire risk.

- (4) A standard muffler and/or spark arrestor screen must be attached to the end of the tail or exhaust pipe on all self-powered equipment.
- (5) All combustible trash and waste material shall be disposed of regularly. Open burning is not permitted.
- (6) Containers of flammable materials shall be kept covered when not in use.
- (7) Only solvents of an approved type shall be used to clean or wash parts for repair.
- (8) Fuel storage facilities for servicing equipment shall be the minimum necessary to maintain individual operations. Storage facilities shall not be less than 1800 feet from explosive locations and not less than 450 from inert storage.
- (9) No person shall use heat or flame producing devices on the premises without prior approval.
- (10) Equipment safety devices will be kept in place as designated by the manufacturer.

C. Control of Authorized Entry and Exit

- (1) Entrance of persons to any areas of the premises will be in accordance with the policies and procedures established by said officer.
- (2) Entrance to or exit from installation land is to be only through authorized gates. Any act of driving around, climbing over, or cutting through a security gate or fence is prohibited.
- (3) No one will be allowed on the premises with controlled substances in their possession. Any persons who are, or appear to be in possession of, or under the influence of, will not be permitted entry to the premises. Any persons found will be escorted from the premises.
- (4) No person under 12 years of age is allowed on the premises.

D. Motor Vehicles

- (1) All lessee motor vehicles utilized on the premises shall comply with applicable state and federal regulations.
- (2) The maximum speed limit is 35 miles per hour.
- (3) Indiscriminate parking of lessee vehicles or equipment is prohibited.
- (4) No parking of any kind is allowed within 15 feet of a fire hydrant.
- (5) Vehicles or equipment will not be permitted at any time to block any road. If it becomes necessary to stop, the right shoulder of the road will be used.
- (6) All persons will extend "courtesy-of-the-road" to all other drivers.