

Simple Vacant Land Lease Agreement Manual

simple vacant land lease agreement is a straightforward legal contract that allows a landowner (lessor) to lease their unimproved property to a tenant (lessee) for a specified period and purpose. This type of agreement is essential for both parties to clearly understand their rights, responsibilities, and obligations, ensuring a smooth leasing process. Whether you are a landowner looking to generate income from your vacant property or a prospective tenant seeking to utilize land for agriculture, development, or other purposes, understanding the fundamentals of a simple vacant land lease agreement is critical. This article provides a comprehensive overview, including key components, benefits, and tips for drafting and executing an effective lease.

Understanding a Simple Vacant Land Lease Agreement

A simple vacant land lease agreement is a legally binding document that formalizes the rental arrangement between a landowner and a tenant. Unlike leases for residential or commercial properties, vacant land leases are typically more straightforward due to the property's unimproved state. However, they still require careful detailing to prevent disputes and ensure clarity.

Purpose of a Vacant Land Lease Agreement

The primary purposes include:

- Generating income for the landowner.
- Providing the tenant with access to land for farming, development, recreation, or other uses.
- Establishing clear terms regarding land use, duration, payment, and maintenance.

Key Components of a Simple Vacant Land Lease Agreement

A comprehensive yet simple lease agreement should include the following essential components:

1. Parties Involved

- Lessor (Landowner): Full legal name and contact details.
- Lessee (Tenant): Full legal name and contact details.

2. Description of the Land

- Precise legal description of the property, including:
- Address
- Parcel number or lot description
- Size and boundaries

3. Lease Term

- Start date and end date.
- Options for renewal or extension.
- Conditions for early termination.

4. Payment Terms

- Rent amount (monthly, quarterly, or annually).
- Payment due dates.
- Method of payment.
- Security deposit, if any.

5. Permitted Land Uses

- Clear description of allowed activities (e.g., farming, grazing, recreational use).
- Restrictions on land use to prevent damage or unauthorized activities.

6. Maintenance and Improvements

- Responsibilities for land maintenance.
- Clarification on whether improvements or structures can be built.
- Conditions for restoring the land upon lease termination.

7. Insurance and Liability

- Insurance requirements for the tenant.
- Liability clauses protecting both parties.

8. Default and Remedies

- Conditions constituting breach of contract.
- Remedies available to the non-defaulting party.

9. Dispute Resolution

- Methods for resolving disputes (e.g., mediation, arbitration).

10. Miscellaneous Clauses

- Governing law.
- Notices.
- Entire agreement clause.

Benefits of Using a Simple Vacant Land Lease Agreement

Implementing a clear lease agreement offers multiple advantages:

- Legal Clarity: Clearly defines rights and responsibilities, reducing misunderstandings.
- Protection: Protects both parties from potential disputes.
- Flexibility: Customizable to suit specific land use needs.
- Financial Security: Ensures timely payments and specifies penalties for default.
- Ease of Enforcement: Simplifies legal proceedings if issues arise.

Steps to Draft a Simple Vacant Land Lease Agreement

Following a structured process ensures a comprehensive and enforceable contract:

1. Identify the Parties

- Gather full legal names and contact information.

2. Describe the Land

- Use legal descriptions and include maps or diagrams if necessary.

3. Set Lease Duration

- Decide on the lease period and renewal options.

4. Determine Rent and Payment Schedule

- Agree on the amount, frequency, and payment method.

5. Define Land Use and Restrictions

- Specify permissible activities and any restrictions.

6. Clarify Maintenance and Improvements

- Detail responsibilities for upkeep and permissible modifications.

7. Include Insurance and Liability Terms

- Specify insurance coverage requirements.

8. Address Default and Termination Conditions

- Outline breach consequences and procedures for ending the lease.

9. Include Dispute Resolution Mechanisms

- Decide on methods for handling disagreements.

10. Review and Sign

- Have both parties review, sign, and date the agreement, ideally with witnesses or notarization.

Important Tips for a Successful Vacant Land Lease Agreement

- Be Specific: Clearly define all terms to avoid ambiguities.

- Consult Legal Experts: Seek legal advice to ensure compliance with local laws.
- Use Clear Language: Avoid jargon; ensure both parties understand the terms.
- Document Everything: Keep copies of signed agreements and related communications.
- Consider Future Changes: Include provisions for modifications or amendments.

Legal Considerations for a Simple Vacant Land Lease Agreement

While a simple agreement may seem straightforward, certain legal aspects should not be overlooked:

- Local Zoning Laws: Ensure permitted land uses comply with municipal regulations.
- Environmental Regulations: Be aware of environmental restrictions or protected land statuses.
- Tax Implications: Understand tax responsibilities related to land lease income or property.
- Lease Duration Limits: Some jurisdictions have maximum lease durations for unimproved land.
- Permits and Licenses: Determine if any permits are required for intended land use.

Sample Outline of a Simple Vacant Land Lease Agreement

Below is a basic outline to help in drafting your agreement:

- Introduction of Parties
- Description of the Land
- Lease Term
- Rent and Payment Terms
- Permitted Uses
- Maintenance Responsibilities
- Improvements and Structures
- Insurance and Liability
- Default and Remedies
- Termination Conditions
- Dispute Resolution
- Governing Law
- Signatures and Date

Conclusion

A simple vacant land lease agreement is an invaluable tool for both landowners and tenants, ensuring clarity and legal protection for their leasing arrangements. By understanding its core components and following best practices in drafting and execution, parties can foster a mutually

beneficial relationship. Whether leasing land for farming, recreation, or future development, a well-crafted lease agreement lays the foundation for a smooth and secure leasing experience. Always consider consulting legal professionals to ensure your agreement aligns with local laws and addresses all necessary provisions for your specific circumstances.

Keywords for SEO Optimization:

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Simple Vacant Land Lease Agreement: A Comprehensive Guide

When it comes to leasing property, most people think about residential or commercial spaces. However, leasing vacant land is equally common, whether for agriculture, development, or recreational purposes. A simple vacant land lease agreement serves as a vital legal document that clearly defines the rights and responsibilities of both the landowner and the tenant. It ensures that both parties have a mutual understanding of the terms, minimizes potential disputes, and provides legal protection throughout the lease period.

In this article, we will explore the essentials of a simple vacant land lease agreement, its key components, benefits, and practical tips to craft an effective and enforceable contract.

What Is a Simple Vacant Land Lease Agreement?

A simple vacant land lease agreement is a straightforward legal contract between a landowner (lessor) and a lessee (tenant) that grants the tenant the right to use a specified piece of vacant land for a defined period and purpose, in exchange for rent or other considerations. Unlike more complex leases, this type of agreement typically involves fewer clauses and is designed to be clear and easy to understand.

This agreement is often used for various purposes, such as:

- Farming or agricultural activities
- Building or development projects
- Recreational uses like hunting, camping, or ATV riding
- Cell tower installation
- Solar or wind energy projects

Why Use a Simple Vacant Land Lease Agreement?

Using a formal lease agreement offers numerous advantages:

- Clarity and Structure: Clearly states the terms, reducing misunderstandings.
- Legal Protection: Defines each party's rights and obligations, making enforcement easier.
- Flexibility: Can be tailored to suit specific needs without complicated legal language.
- Record Keeping: Provides a documented history of the tenancy for future reference.
- Conflict Resolution: Sets procedures for handling disputes or breaches.

Key Components of a Simple Vacant Land Lease Agreement

A well-drafted lease agreement, even if simple, should include several essential elements to ensure clarity and enforceability.

- Parties Involved
 - Landowner (Lessor): Full legal name and contact information.
 - Tenant (Lessee): Full legal name and contact information.
- Property Description
 - Precise identification of the land, including:
 - Legal description (e.g., lot number, plat, parcel ID)
 - Physical address or location
 - Size and boundaries
 - Any existing structures or features
- Purpose of the Lease
 - Clearly specify what the tenant is authorized to do on the land:
 - Agriculture, grazing, development, recreational use, etc.
 - Restrictions, if any, on the use
- Lease Term

- Duration of the lease:
 - Start date
 - End date
 - Conditions for renewal or extension

- Rent and Payment Terms
 - Amount of rent (monthly, quarterly, annually)
 - Payment due date(s)
 - Method of payment
 - Penalties for late payments

- Security Deposit
 - Amount (if any)
 - Conditions for refund or deductions

- Maintenance and Responsibilities
 - Who is responsible for:
 - Land upkeep
 - Repairs
 - Trespasser management

- Improvements and Alterations
 - Rules regarding modifications to the land:
 - Permitted improvements
 - Need for prior approval
 - Ownership of improvements upon lease termination

- Insurance and Liability

- Tenant's obligation to carry insurance
- Indemnity clauses protecting the landowner from liabilities

- Termination Conditions

- Grounds for early termination:
 - Breach of contract
 - Non-payment
 - Mutual agreement
 - Notice requirements (e.g., 30 or 60 days? notice)

- Default and Remedies

- Actions to be taken in case of breach
- Penalties or damages

- Legal and Miscellaneous Clauses

- Dispute resolution methods
- Governing law
- Entire agreement clause
- Amendments and modifications

Practical Tips for Drafting a Simple Vacant Land Lease Agreement

While simplicity is key, certain best practices can make your agreement more effective:

- Use Clear Language: Avoid ambiguous terms and legal jargon.
- Be Specific: Clearly define boundaries, uses, and obligations.
- Consult Local Laws: Land leasing regulations can vary by jurisdiction.
- Include a Map: Attach a survey map or plat for clarity.
- Document Communication: Keep records of negotiations and signed copies.
- Seek Legal Advice: Especially for long-term or high-value leases, legal review can prevent future issues.

Sample Outline of a Basic Vacant Land Lease Agreement

While every lease is unique, a simple template might look like this:

- Parties
- Property Description
- Purpose of Lease
- Term of Lease
- Rent and Payment Schedule
- Security Deposit
- Maintenance and Use Restrictions
- Improvements and Alterations
- Insurance and Liability
- Termination and Renewal
- Default and Remedies
- Governing Law and Dispute Resolution
- Signatures and Date

Final Thoughts: Making the Most of a Simple Land Lease

A simple vacant land lease agreement is an essential document that protects both the landowner and the tenant by establishing clear expectations. Even in its straightforward form, ensuring that key elements are addressed can prevent misunderstandings and legal complications down the line.

Always tailor the agreement to your specific situation and purpose. Whether leasing land for farming, recreation, or development, taking the time to draft a comprehensive, clear, and legally sound lease will facilitate a smooth and mutually beneficial arrangement.

Remember, while simple agreements are effective, consulting with legal professionals experienced in real estate or land use law can provide additional peace of mind and ensure compliance with local regulations.

By understanding the fundamentals of a simple vacant land lease agreement, landowners and tenants can confidently enter into leasing arrangements that are fair, transparent, and enforceable, laying the foundation for a successful land use partnership.

Question What is a simple vacant land lease agreement? A simple vacant land lease agreement is a legal document that outlines the terms and conditions under which a landowner leases their vacant land to a tenant for a specified period, without complex clauses or additional property improvements. What are the essential elements included in a vacant land lease

agreement? Essential elements include the names of the parties, description of the land, lease term, payment terms, permitted uses, maintenance responsibilities, and conditions for renewal or termination. How long does a typical vacant land lease last? Lease durations can vary, but simple vacant land leases commonly range from 1 to 5 years. Longer-term leases may require more detailed agreements. Is a vacant land lease agreement legally binding? Yes, when properly drafted and signed by both parties, a vacant land lease agreement is a legally binding contract enforceable in court. What should I consider before signing a vacant land lease agreement? Consider factors such as lease duration, payment terms, permitted land use, renewal options, maintenance responsibilities, and any restrictions or covenants related to the land. Can I customize a simple vacant land lease agreement? Yes, a simple lease agreement can be customized to meet specific needs, but it's advisable to consult legal professionals to ensure all critical terms are included. Are there any legal requirements for creating a vacant land lease agreement? Legal requirements vary by jurisdiction, but generally, the agreement should be in writing, clearly state all terms, and be signed by both parties to be enforceable. What are the benefits of using a simple vacant land lease agreement? It provides clear terms, reduces misunderstandings, offers legal protection, and simplifies the leasing process, especially for short-term or straightforward arrangements. What happens if either party breaches the vacant land lease agreement? Breach of the agreement may lead to legal remedies such as termination of the lease, damages, or specific performance, depending on the severity of the breach and local laws. Where can I find a template for a simple vacant land lease agreement? Templates are available online through legal websites, real estate platforms, or can be drafted by a legal professional to ensure compliance with local laws and specific needs.

Related keywords: vacant land lease, land lease agreement, property lease, land rental contract, lease terms, land leasing form, lease agreement template, vacant land rental, land leasing laws, property rental agreement

SIMPLE SENTENCE PARAGRAPH EXAMPLE

simple sentence paragraph example: A Comprehensive Guide to Understanding and Crafting Simple Sentence Paragraphs

Introduction to Simple Sentence Paragraphs

When it comes to effective writing, clarity and simplicity are key. One fundamental aspect of achieving this is understanding simple sentence paragraph examples. These are paragraphs constructed primarily using simple sentences—sentences that contain a single independent clause with a clear subject and predicate. Using simple sentences can make your writing more accessible,

direct, and engaging, especially for readers who prefer straightforward communication. In this guide, we will explore what simple sentence paragraphs are, why they are important, and how to craft them effectively through various examples and tips.

What Is a Simple Sentence Paragraph?

Definition of a Simple Sentence

A simple sentence is a sentence that contains:

- One independent clause
- A single subject and predicate
- No subordinate clauses or additional phrases that extend the sentence

Example:

The dog barked loudly.

This sentence has one subject ("The dog") and one predicate ("barked loudly").

What Makes a Paragraph "Simple Sentence Paragraph"?

A simple sentence paragraph predominantly uses simple sentences to develop a single idea or theme. It is characterized by:

- Short, clear sentences
- Lack of complex or compound sentences
- Focused, straightforward presentation of ideas

Example of a simple sentence paragraph:

> The sky is blue. The sun is shining. Birds are singing. It is a beautiful day.

This paragraph uses only simple sentences to describe a pleasant day.

Importance of Using Simple Sentence Paragraphs

Advantages of Simple Sentence Paragraphs

Using simple sentences in paragraphs offers several benefits:

- **Clarity:** Simple sentences make your message easy to understand.
- **Conciseness:** They eliminate unnecessary complexity, making your writing more direct.
- **Engagement:** Short sentences can create rhythm and pace, keeping readers interested.
- **Accessibility:** Ideal for audiences with varying levels of language proficiency.

When to Use Simple Sentence Paragraphs

Simple sentence paragraphs are particularly useful in:

- Explanatory or instructional writing
- Summaries and conclusions
- Descriptive passages that aim for vivid imagery without complexity
- Children's books and beginner-level texts
- Breaking down complex ideas into manageable parts

Examples of Simple Sentence Paragraphs

Example 1: Describing a Scene

This paragraph illustrates a scene using only simple sentences:

> The forest is green. The trees are tall. The wind blows softly. Leaves rustle in the breeze. Birds fly from branch to branch. It is peaceful here.

Example 2: Explaining a Process

A step-by-step process expressed with simple sentences:

> First, boil water. Then, pour it into a cup. Add tea leaves. Stir gently. Let it steep for a few minutes. Enjoy your tea.

Example 3: Conveying Emotions

Expressing feelings with straightforward sentences:

> I am happy today. The sun is shining. I smile often. Everything feels right. I am grateful.

How to Write a Simple Sentence Paragraph

Step-by-Step Guide

- **Select a clear main idea:** Decide what you want to describe or explain.
- **Use simple sentences:** Keep each sentence straightforward with one idea.
- **Maintain coherence:** Ensure sentences follow logically, maintaining the paragraph's flow.
- **Vary sentence length slightly:** While maintaining simplicity, use some variation to avoid monotony.
- **Use transition words sparingly:** Words like "then," "next," or "also" can help connect ideas smoothly.
- **Review for clarity:** Make sure each sentence contributes to the main idea.

Sample Process for Crafting a Simple Sentence Paragraph

- Determine the topic or idea (e.g., describing a favorite hobby).
- List key points or steps related to the topic.
- Write each point as a simple sentence.
- Arrange the sentences logically.
- Read the paragraph aloud to check clarity and flow.

Tips for Writing Effective Simple Sentence Paragraphs

Use Clear and Specific Subjects

- Identify the main subject in each sentence to keep the message focused.
- Example: Instead of "It is a sunny day," specify "The sun shines brightly."

Limit the Use of Modifiers and Phrases

- Keep sentences concise by avoiding excessive adjectives or adverbs.
- Example: "The dog runs fast." rather than "The small, brown dog runs very fast."

Maintain Consistent Tense

- Use the same tense throughout the paragraph to avoid confusion.

- Example: Use present tense for current descriptions or explanations.

Focus on One Idea per Paragraph

- Ensure the paragraph stays centered around a single theme or idea.
- Break complex topics into multiple simple sentence paragraphs if needed.

Practice with Examples

- Write multiple paragraphs on different topics using only simple sentences.
- Revise to improve clarity and coherence.

Common Mistakes to Avoid

Overusing Simple Sentences

- While simple sentences are effective, too many can make writing choppy or monotonous.
- Balance with compound or complex sentences when appropriate.

Neglecting Transitions

- Jumping between ideas without connecting words can confuse readers.
- Use transition words to improve flow.

Ignoring Context and Coherence

- Ensure each sentence relates logically to the previous one.
- Avoid random or disconnected statements.

Conclusion

Understanding and utilizing simple sentence paragraph examples can dramatically improve your writing's clarity, engagement, and accessibility. Whether you're crafting a descriptive scene, explaining a process, or conveying emotions, simple sentences help communicate your message directly and effectively. Remember to focus on one main idea per paragraph, use straightforward language, and maintain coherence to produce compelling simple sentence paragraphs. With

practice, you can master this fundamental writing skill and enhance your overall communication.

Additional Resources

- Books on writing style and sentence structure
- Online grammar and style guides
- Writing practice exercises focusing on simple sentences

Simple sentence paragraph example: An in-depth exploration of structure, effectiveness, and application

Introduction to Simple Sentence Paragraphs

When it comes to effective writing, clarity and simplicity are often paramount. One fundamental aspect of clear communication is the use of simple sentences within paragraphs. The phrase simple sentence paragraph example encapsulates a basic yet powerful writing technique that can enhance readability, ensure coherence, and serve as a foundation for more complex writing styles. In this article, we will explore what constitutes a simple sentence paragraph, analyze its features, advantages, disadvantages, and provide practical examples to illustrate its application.

Understanding Simple Sentences and Paragraphs

What is a Simple Sentence?

A simple sentence is a sentence that contains only one independent clause. It has a single subject and a single predicate, expressing a complete thought without additional clauses or conjunctions. For example:

- The sun rises.
- She runs every morning.
- The dog barked loudly.

These sentences are straightforward, easy to understand, and serve as building blocks for more complex writing.

What is a Simple Sentence Paragraph?

A simple sentence paragraph is a paragraph composed primarily of simple sentences. While it may contain a few sentences with compound or complex structures, the dominant feature is the use of

simple sentences to convey ideas. This style is especially useful in beginner writing, summaries, or when emphasizing clarity.

Features of a simple sentence paragraph:

- Clear and direct language
- Short sentences that are easy to follow
- Focus on one idea or point per paragraph
- Often used in instructional or expository writing

Structure and Composition of Simple Sentence Paragraphs

Characteristics

A typical simple sentence paragraph maintains consistency in structure, often beginning with topic sentences that state the main idea, followed by supporting sentences that elaborate on that idea using simple sentences. The uniformity of sentence structure aids in emphasizing clarity.

Sample structure:

- Topic sentence (main idea)
- Supporting sentence 1
- Supporting sentence 2
- Concluding sentence or transition

Example:

Birds migrate south. They do this every winter. The weather gets colder. The birds look for warmer places.

All sentences are simple, with a clear progression of ideas.

Writing Techniques

- Use short, direct sentences to introduce ideas.
- Limit the use of complex clauses to maintain simplicity.
- Employ transitional words like "then," "also," or "next" to connect ideas smoothly.
- Keep paragraphs focused on a single idea for coherence.

Advantages of Using Simple Sentence Paragraphs

Pros

- Enhanced Clarity: Simple sentences reduce ambiguity, making the message easy to understand.
- Ease of Reading: Short sentences are less intimidating, improving readability especially for early learners or non-native speakers.
- Focus on Main Idea: The straightforward structure allows the writer to emphasize key points without distraction.
- Good for Summarization: When condensing complex information, simple sentences help distill ideas effectively.
- Facilitates Learning: For novice writers, mastering simple sentence paragraphs lays the groundwork for more advanced structures.

Use Cases

- Educational materials
- Summaries and abstracts
- News reports
- Instructional texts
- Children's books

Limitations and Disadvantages

Cons

- Lack of Variety: Relying solely on simple sentences can lead to monotonous writing.
- Limited Expressiveness: Complex ideas might require complex sentences for nuance.
- Potential for Oversimplification: Important details can be lost if sentences are too basic.
- Risk of Fragmentation: Overusing simple sentences can result in choppy, disjointed paragraphs.
- Not Suitable for All Contexts: Formal, literary, or persuasive writing often demands varied sentence structures.

Mitigating the Limitations

- Combine simple sentences with compound or complex sentences when appropriate.

- Use simple sentences for clarity but vary sentence length and structure for rhythm and emphasis.
- Employ descriptive language and details to enrich the content without complicating sentence structure.

Practical Examples of Simple Sentence Paragraphs

Example 1: Describing a Scene

The sky is blue. The sun shines brightly. Birds sing in the trees. The wind blows gently. It is a beautiful day.

This paragraph uses only simple sentences to paint a clear, peaceful scene.

Example 2: Explaining a Process

First, boil the water. Then, add the tea leaves. Stir well. Let it steep for five minutes. Serve hot.

The process is broken into simple, actionable steps, each in a simple sentence.

Example 3: Summarizing a Concept

Photosynthesis is how plants make food. They use sunlight. They take in carbon dioxide. They produce oxygen. This process is vital for life on Earth.

The paragraph clearly conveys the main idea with simple, direct sentences.

Tips for Writing Effective Simple Sentence Paragraphs

- Start with a clear topic sentence that states the main point.
- Keep supporting sentences concise and focused on one idea each.
- Use transition words to connect sentences smoothly.
- Avoid unnecessary complexity; stick to one idea per sentence.
- Vary sentence length slightly to maintain reader interest without sacrificing clarity.
- Proofread to ensure simplicity and clarity are maintained.

When to Use Simple Sentence Paragraphs

While simple sentences are versatile, they are particularly effective in specific contexts:

- Beginning writers learning paragraph structure.
- Technical writing where clarity is critical.
- Children's literature for age-appropriate language.
- Summaries and abstracts where brevity is essential.
- Instructional guides to facilitate easy understanding.

However, as writers develop, integrating varied sentence structures can improve style and impact.

Conclusion

The simple sentence paragraph example demonstrates how fundamental sentence structures can be employed effectively to communicate ideas with clarity and precision. While simple sentences are sometimes seen as limiting, their strategic use forms the backbone of good writing, especially in contexts that demand straightforwardness. Understanding how to craft and utilize simple sentence paragraphs enables writers to create accessible, coherent, and engaging content. As with any writing style, balance is key; combining simplicity with variety leads to compelling and effective communication. Whether you're instructing, summarizing, or describing, mastering simple sentence paragraphs is a valuable skill that underpins good writing practice.

Final thoughts: Embracing simplicity in paragraph construction is both a pedagogical tool and an artistic choice. When used thoughtfully, simple sentence paragraphs can empower writers to communicate their ideas clearly and effectively, making their messages accessible to a broad audience.

QuestionAnswer What is a simple sentence paragraph example? A simple sentence paragraph example is a paragraph composed entirely of sentences that contain only one independent clause, demonstrating clear and straightforward ideas. For example: 'The sun rises. The sky turns orange. Birds sing.' How do you write a paragraph using only simple sentences? To write a paragraph with only simple sentences, focus on expressing each idea with a single, clear sentence. Keep sentences short and direct, ensuring each one conveys a complete thought without combining multiple ideas. Why are simple sentence paragraphs effective? Simple sentence paragraphs are effective because they are easy to understand, concise, and emphasize each point clearly. They are especially useful for beginners or when trying to highlight key ideas without complexity. Can you give an example of a simple sentence paragraph? When should I use simple sentence paragraphs in my writing? Use simple sentence paragraphs when you want to emphasize clarity, present straightforward information, or when writing for beginners or young readers. They are also useful in summaries or when highlighting key points.

Related keywords: simple sentence, paragraph example, writing tips, sentence structure, paragraph writing, grammar guide, example sentences, clear writing, composition tips, writing skills

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