

## LEASE AGREEMENT

State of Texas

County of Colorado

This Lease is made and entered into as of this the 1st day of January, 2022, and ending on the 31st day of December, 2022, by and between Jim Class, as Lessee and Legacy Land Group LTD, as Lessor.

1

Lessor hereby leases to the Lessee, 639.66 acres of land located in Colorado County, Texas, and described in attached Exhibit "A".

2

Lessee shall, during the term of this lease, use the Leased land for the purpose of Cattle Grazing.

3

Consideration: FIVE THOUSAND AND NO/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed.

4

This lease is for a period of one (1) year commencing on the date hereof and ending one (1) year thereafter, with four (4) additional one (1) year options to renew or unless terminated in writing by Lessor or Lessee.

5

Lessee shall use the land at Lessee's own risk and Lessor shall not be liable to anyone for the action or omissions of Lessee, Lessee's agents, servants, employees, customers, visitors or licensees, and Lessee agrees to indemnify and hold Lessor harmless from all claims and causes of action resulting from or alleged to have resulted from such actions or omissions including attorney's fees and expenses incurred. Lessee shall not be liable to anyone for the actions or omissions of Lessor, Lessor's agents, servants, employees, visitors or licensees and Lessor agrees to indemnify and hold Lessee harmless from all claims and causes of action resulting from or alleged to have resulted from such actions or omissions including attorney's fees and expenses incurred.

6

Lessee shall not assign, sublease or permit third parties to use any portion of the land during the term of the lease without the written consent of the Lessor.

7

This lease is the entire agreement of the parties and there are no oral representations, warranties, agreements or promises pertaining to this Lease not incorporated in writing in this Lease.

8

This Lease may be amended only by an instrument in writing signed by Lessor and Lessee.

9


Notwithstanding anything contained herein to the contrary, this lease may be terminated at any time by Lessor or Lessee upon thirty (30) days written notice.

10

Lessee understands and agrees that future buyers of tracts within the 639.66 acres of land as described in Exhibit "A" may opt out of this lease by building a fence around their property to keep cattle from grazing within.

Executed on this the 1st day of January, 2022.

LESSOR:

  
\_\_\_\_\_  
Zachary Potts, President of Chanan Corp.,  
General Partner of Legacy Land Group  
LTD.

LESSEE:

  
\_\_\_\_\_  
Jim Class