

GRAZING LEASE AGREEMENT

STATE OF TEXAS

COUNTY OF HAYS

This Grazing Lease is made and entered into as of this 1st day of January 2022, by and between _____, as Lessor, and Escondida Ranch Owner's Association, as Lessee.

I.

Lessor, hereby leases to Lessee the Leased Premises located in Hays County, Texas, and described as follows:

II.

Lessee shall, during the term of this lease, use the Leased Premises for the purpose of feeding, pasturing and grazing exotic wildlife limited to the number established by the Texas Agricultural Extension Service.

III.

This lease is to commence on the date hereof and end on December 31st, 2025.

IV.

Lessee shall occupy the premises 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.

V.

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

VI.

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.

VII.

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

Executed on January 1st, 2022.

LESSEE:

Christopher D. Cain
Christopher Cain, President
Escondida Ranch Owners Association

LESSOR:

