

GRAZING LEASE AGREEMENT

STATE OF TEXAS

COUNTY OF HAYS

This Grazing Lease is made and entered into as of this ____ day _____, 2012
by and between PARTIES _____ as Lessor, and

River Mountain Ranch Cattle Company, as Lessee

I.

Lessor, for and in consideration of One and No/100 Dollars (\$1.00) and good and other valuable consideration, hereby leases to Lessee the Leased Premises located in Hays County, Texas, and described as follows:

LOCATION: _____ HCAD ID # _____

SECTION: ____ LOT: ____ TOTAL ACRES: ____ ACRES LEASED: _____

II.

Lessee shall, during the term of this lease, use the Leased Premises for the purpose of feeding, pasturing and grazing cattle and/or goats limited to the number of cattle and/or goats allowed per acre as established by the Texas Agricultural Extension Service.

III.

This lease is to commence on the date hereof and end in one year to be automatically renewed and extended from year to year, unless terminated in writing by Lessor or Lessee.

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 omission 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 Lessor and Lessee.

VIII.

Notwithstanding anything contained herein to the contrary, this lease may be terminated at any time by Lessee, provided, however, that Lessee has given thirty (30) days written notice

to Lessor. Upon termination of this Grazing Lease by either Lessor or Lessee, Lessor shall be responsible for fencing the property should they desire to keep the cattle from their property.

Executed on _____

LESSOR:

LESSEE:

X _____

River Mountain Ranch Cattle Company
Michael Hicks, Managing Partner
111 Hidden Creek, Wimberley, TX 78676
512/847-0096 - home
512/847-0097 - fax

X _____