

M&B Family Farms
FULL AND PART TIME LEASE AGREEMENT

This agreement is entered into between M&B Farms hereinafter referred to as Lessor and _____, hereinafter referred to as Lessee.

This (circle one) half-lease OR full lease is a month to month agreement and either party may terminate this Agreement by giving the other party thirty (30) days written notice.

DESCRIPTION

Name: _____, hereinafter referred to as The Horse

Age: _____

Breed: _____

Gender: _____

Color: _____

Distinguishing Markings:

Height: _____

OPTIONS

Should another half-lease become available on the Horse, during the term of this Agreement, Lessee shall have the right of first refusal to negotiate a full-lease agreement for the Horse. Any full-length agreement entered into by Lessee and Lessor for the Horse voids this Agreement. Lessee does not have the option to sublease the Horse to any other party, nor allow the Horse to be ridden by any other party unless by special permission of the Lessor.

LEASE FEE

In consideration of this Agreement, Lessee agrees to pay Lessor \$_____ no later than the 1st day of each month for the term of this Agreement.

PURPOSE

Lessee is leasing the Horse for _____. The Lessor warrants that the Horse is fit for said purpose at time of Lease.

EXERCISE

The Horse shall be ridden no longer than _____ minutes per day, at least _____ minutes of which will be at the walk to warm up and cool down. The Horse will never be retired from exercise until completely cooled down. Lessor agrees that the circled days below are available for this half-Lease unless notice is given in writing in advance by either party. Should Lessee or Lessor have a scheduling conflict, Lessee and Lessor may agree upon a temporary alternate schedule.

Monday Tuesday Wednesday Thursday Friday Saturday Sunday

EQUIPMENT

Any Provided Equipment must be treated in accordance with its intended use and must be cared for in an appropriate manner. All leather Provided Equipment must be cleaned and conditioned by Lessee biweekly. If any item of Provided Equipment is not treated in a manner Lessor deems appropriate, Lessor may reclaim the item and refrain from providing it for use. Lessee agrees to pay for any damage to Provided Equipment resulting from inappropriate use and to pay for any Provided Equipment lost while under care and control of Lessee.

PROVISION OF CARE

Lessor will ensure the Horse receives all regular worming, farrier and veterinary care as needed. Lessor assumes responsibility for any and all emergency medical care the Horse requires unless the emergency medical care is a result of neglect, negligence or improper use of the Horse by Lessee. Lessee agrees to take full financial responsibility including, but not limited to medical costs, transportation costs, disposal, cremation and/or burial cost and all other related costs incurred resulting from illness, injury or death caused by his/her neglect, negligence, intentional acts and/or improper use of the Horse. Should either party discover at any time the Horse is missing, lost seriously injured, sick or dead, that party shall immediately notify the other party by telephone.

FACILITIES

Lessor agrees to stable the Horse at the boarding and training facility known as M&B Family Farms 20555 Pohaku Rd Bend, OR 97703, hereinafter referred to as "THE FARM." Lessor shall not remove the Horse from the Farm on a permanent or temporary basis without notifying Lessee by telephone, at least one (1) week prior to the date of removal. Should the need or desire arise for Lessor to permanently move the Horse from the Farm to a new boarding facility, Lessee has the right to terminate this Agreement immediately. Lessee shall not enter into any boarding contracts with the Farm, any other business or individual for the Horse unless agreed to by Lessor and for the sole purpose of temporary board for the duration of a horse show.

HOLD HARMLESS

Lessee hereby agrees to hold Lessor harmless from and against any and all claims, actions, damages, liability and expense in connection with the loss of life, third party claims, personal injury and/or damage to property arising out of Lessee's care and/or use of the Horse. Lessee fully understands that riding or being near horses is inherently dangerous and has chosen to willingly participate in equine activities.

FURTHER AGREEMENT

Executed this _____ day of _____ 2018

Lessor	Lessee
Name: <u>M&B Farms</u>	Name _____
Address <u>20555 Pohaku Rd.</u>	Address _____
<u>Bend, OR 97703</u>	_____
Telephone <u>541-410-7093</u>	Telephone _____
Signature _____	Signature _____