

GRAZING LEASE

STATE OF TEXAS §
 §
COUNTY OF BLANCO §

This Lease Agreement is by and between Larry Donop and Janette Donop, (herein called "Lessor"), and Apache Creek Ranch, (herein called "Lessee"), who covenant and agree as follows, to wit:

I.

Lessor is the owner of that certain tract of land, more or less situated in Blanco County, Texas, more fully described as:

Being Lot No. 52, A Final Plat of Legacy Hills, a subdivision in Blanco County, Texas, as shown on plat recorded in Volume 3, Page 315-320, Plat Records of Blanco County, Texas.

In consideration of the mutual covenants contained herein, Lessor lets and leases to Lessee and Lessee agrees to lease from Lessor, that certain herein described tract of land.

II.

This lease is for a term of ten (10) years from the date hereof and will renew for successive ten (10) year terms unless terminated by other party. Either party can terminate this lease at any time by giving ninety (90) days' notice to the other party.

III.

Lessee hereby agrees to pay Lessor, without deduction or offset, a base rental (the "Base Rental") of TEN (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is acknowledged by the parties.

IV.

The parties agree that the subject property shall be used for agricultural grazing purposes only.

The parties agree that all grazing animals are the property of Apache Creek Ranch and are not to be shot, hunted or killed.

Lessee agrees to prevent waste and damage to the property and to prevent overgrazing.

Lessee shall have access to water already existing on the property.

In the event the property is fenced and no water is available on the property, Lessee shall have the right to terminate the lease agreement.

Lessor shall not remove the perimeter fence on the property that encompasses the subdivision without the written consent of Lessee.

V.

If Lessee fails to perform or observe any provision of this Lease and fails to remedy the same within two (2) weeks after notice of Owner, or if bankruptcy proceedings are commenced by or against Lessee or an assignment for the Benefit of creditors is made by Lessee, the same shall constitute a default under this Lease.

VI.

Any signatory to this Lease who is the prevailing party in any legal Proceeding brought under or with relation to this Lease or transaction shall be additionally entitled to recover court costs and reasonable attorney's fees from the non-prevailing party.

LESSEE:

Signature

Davy Roberts or Price Kever or Chad May
Printed Name

297 Kylie Rae Ct.

Address

Round Mountain, Texas 78663

City / State / Zip Code

Davyroberts13@yahoo.com

Email Address

281-705-0214

Phone Number

LESSOR:

Larry Donop
Larry Donop

Janette Donop
Janette Donop

2110 STANTON ST.

Address

BRADY, TX 76825

City / State / Zip Code

LHDONOP@HOTMAIL.COM

Email Address

325-792-7496

Phone Number