



HUNTING LEASE AGREEMENT

FRIO COUNTY, TEXAS

This Hunting Lease Agreement ("Agreement") is entered into between High Ridge Ranch, LLC, a Texas limited liability company ("Lessor"), by and through John Doe, Manager, John R. Smith ("Lessee").

1. PROPERTY

The Property subject to this Agreement is located in Frio County, Texas and consists of approximately 100 total acres, of which 40 acres are leased under this Agreement.

Ranch Name: Rancho Pavo Frio

Property Address: 123 County Road 456, Anytown, TX 77777

Specific Leased Area: North 40 acres east of the creek.

Legal Description: Lot 5, Blk 4, Survey 456, Abstract 8754

2. PARTIES & CONTACT

LESSOR:

Name: High Ridge Ranch, LLC

Mailing Address: 123 Ranch Rd., Anytown, TX 78000

Phone: 210-555-5555

Email: john.doe@email.com

LESSEE:

Name: John R. Smith

Mailing Address: 555 Main St., Anytown, TX 78000

Phone: 210-999-8888

Email: jrsmith@email.com

3. TERM, RENEWAL

Lease term: April 20, 2026 through May 27, 2026.

Automatic renewal: This lease does not automatically renew unless otherwise agreed in writing.

4. PAYMENT

Total lease fee: \$3,333.00.

Payment terms and schedule: Payment is due in a single lump sum.

Payment due date: April 21, 2026.

Accepted payment methods: Cash.

A grace period of 5 days applies.

Late payments are subject to a \$50.00 late fee or 5% of the amount due, whichever is greater.

Lessor will provide a written receipt for each payment.

Security deposit: \$500.00.

Lessee shall pay a security deposit in the amount stated above. The security deposit is refundable, less any amounts applied to unpaid rent, damages to the Property beyond normal wear and tear, or other amounts due under this Agreement. Lessor shall return any remaining balance of the security deposit within thirty (30) days after termination of this Agreement and removal of Lessee's property, provided Lessee has complied with all terms of this Agreement.

5. PROPERTY ACCESS, USE, AND GATES

Property Use Rights: Exclusive Use. Lessee has sole and exclusive access to the Property during the lease term. Lessor shall not access the Property without prior written consent from Lessee, except in cases of emergency or as otherwise specified in this Agreement.

Landowner Hunting Rights: During the Lease Term, Landowner and Landowner's agents shall not hunt on the Property.

Gate Access: Permitted. Lessee may open and use existing property gates for entry and exit.

Gate Code / Access Instructions: 1234

Designated Entry Gates: North main gate off County Road 210; south cattle guard

Camping: Permitted. Lessee may camp overnight on the Property in accordance with all applicable rules and fire safety requirements.

Equipment Installation: Permitted. Lessee may install portable, non-permanent hunting equipment including blinds, feeders, stands, cameras, and similar items. All equipment remains the property of Lessee and must be removed within 30 days after lease termination. Lessee is responsible for any damage caused by installation or removal of equipment.

Permitted Roads & Trails: Main ranch road only, no access to roads near house or working pens.

Other Surface Users: Oil & Gas - ABCD Energy (Expect periodic traffic near south gate.)

Restricted Areas: home site, barn pens and orchard

Lessee acknowledges responsibility for understanding and observing all property boundaries of the leased premises. Lessee and all guests and invitees must remain within the defined leased premises at all times unless otherwise authorized in writing by Lessor. Lessee assumes all liability for any trespass or boundary violations committed by Lessee or by any guest or invitee on or related to the Property.

6. LESSOR RIGHT OF ENTRY AND INSPECTION

Lessor and Lessor's authorized agents, employees, and representatives reserve the right to enter the leased premises at any reasonable time to inspect hunter safety and conduct, compliance by guests and invitees, adherence to vehicle and access rules, and Lessee's general compliance with game management requirements and property use restrictions under this Agreement. No prior notice is required in the event of an emergency; in all other circumstances, Lessor will provide reasonable advance notice before entry. Lessor may photograph, document, or otherwise record observed conditions and any evidence of non-compliance. Findings from any such inspection may be used by Lessor to enforce the terms of this Agreement, including the exercise of any applicable default provisions and remedies set forth herein.

7. GUESTS, INVITEES, AND HUNTING GUESTS

Guests may hunt on the Property, but must be accompanied by a named Lessee at all times.

Maximum Number of Guests: 2

Overnight guests are permitted. Maximum overnight guests: 2.

Minors on Property: Minors may be present on the Property only while under the direct supervision and control of a parent, legal guardian, or other responsible adult Lessee, who shall be fully responsible for the minor's safety, conduct, and actions at all times.

Guest Liability Waiver: All guests, invitees, and hunting participants must sign a liability waiver in favor of Lessor before entering the Property.

Guest Waiver Instructions: Guests must sign the waiver form.

8. HUNTING RULES & GAME HARVEST

Permitted Game Species:

The following game species may be taken on the Property in accordance with applicable laws and this Agreement:

- White-tailed Deer
- Turkey
- Dove

Nuisance Species / Predators:

The following nuisance species may be taken on the Property in accordance with applicable laws and this Agreement:

- Feral Hogs
- Coyotes

Harvest & Carcass Handling:

Carcass Cleaning Area: Designated cleaning area near barn.

Carcass Disposal Rules: Designated bone pile only. No dumping in creek.

Lessee and all guests and invitees must comply with all applicable federal, state, and local hunting laws and regulations, including all rules and regulations promulgated by Texas Parks & Wildlife. Any violation of applicable game laws on or related to the Property by Lessee, a guest, or an invitee constitutes a material breach of this Agreement. Upon such violation, Lessor may immediately suspend hunting privileges for any or all persons associated with Lessee and/or terminate this Agreement pursuant to the default and remedies provisions set forth herein.

9. PERMITTED HUNTING METHODS, WEAPONS & SAFETY

Permitted Weapons:

- Rifles
- Shotguns
- Archery Equipment

Firearm Safety Rules:

- Require Hunter Education: All hunters must have valid hunter education certification as required by Texas Parks & Wildlife Department.
- No Loaded Firearms in Vehicles: Loaded firearms are not allowed in or on any vehicle on the Property.
- Unsafe Shooting Directions Prohibited: Shooters must never fire in the direction of houses, roads, livestock, or any identified no-shoot zones on the Property.

All weapons use must comply with Texas Parks and Wildlife Department regulations and all applicable state and federal laws.

10. VEHICLE RULES

- ATVs/UTVs are permitted
- Trucks and similar vehicles are permitted
- Off-road travel is permitted

Approved Vehicles Only:

Only the following vehicles may access the Property:

- Ford F-150 (White) - Plate: ABC1234

11. ACTIVITY RESTRICTIONS

- Subleasing Prohibited: Lessee may not sublease or assign lease rights to others.
- Open Fires Prohibited: No campfires or open flames allowed.

Alcohol Use: Alcohol is not permitted on the Property by Lessee or any guest at any time during the Lease Term.

12. DAMAGE, PROPERTY CARE, GATES & FENCES

Property Care Requirements

- Maintain Gates & Fences: Lessee is responsible for keeping all gates closed and fences intact.
- Remove All Trash: Lessee must remove all waste and debris from property.
- Report Property Damage: Lessee must immediately report any property damage to Lessor.

Livestock Protection & Gate Responsibility

- Lessee is liable for livestock injury, death, or loss arising from leaving gates open or failing to maintain fences and shall indemnify Lessor from such claims.

Expanded Damage Responsibility

- Lessee is responsible for all damage to crops, pastures, timber, fences, gates, water facilities, buildings, blinds, stands, and other improvements caused by Lessee or guests.
-

13. CONFIDENTIALITY OF LEASE AND PROPERTY INFORMATION

Lessee agrees that the following information is confidential and shall not be disclosed, published, posted, or distributed to third parties without Lessor's prior written consent:

(a) Lease Terms: All financial terms, including lease price, payment amounts, duration, and any other contractual provisions contained in this Lease.

(b) Property Location Details: Specific property location information, maps, access points, gate codes, lock combinations, geographic coordinates, or other location-identifying details that are not publicly available.

(c) Wildlife and Harvest Data: All wildlife observations, harvest data, trail camera images, photographs, videos, or other media depicting wildlife or ranch operations taken on or relating to the Property.

(d) Ranch Operations: Any non-public information regarding Lessor's ranch operations, management practices, or business activities learned through access to the Property.

Permitted Disclosures: Lessee may disclose confidential information:

- To Lessee's or Lessor's attorneys for legal review and advice
- To insurers, lenders, tax professionals, or other advisors as reasonably necessary
- Among the named Lessees or authorized individuals listed in this Lease for coordination purposes
- As required by law, court order, subpoena, or government authority (with advance notice to Lessor when legally permitted)

Social Media and Public Posting: Lessee shall not post or publish on social media, websites, forums, or other public platforms any photographs, videos, location details, maps, or other content that identifies or reveals the Property's location, wildlife present, harvest results, or lease terms without Lessor's express written permission. General references to hunting or grazing activities without location-identifying details are permitted.

Duration: These confidentiality obligations continue during the Lease Term and for two (2) years after termination or expiration of this Lease, unless the information becomes publicly available through no breach by Lessee.

Remedies: Unauthorized disclosure of confidential information is a material breach of this Lease. Lessor may pursue all remedies available under this Lease and applicable law, including but not limited to injunctive relief and damages. This provision does not create liquidated damages or penalties beyond those otherwise available under law.

14. FIRE SAFETY

All parties shall comply with applicable fire safety laws and regulations.

- Fire Extinguishers Required: Lessee must keep functional fire extinguishers at camp areas and in vehicles as reasonably required by Lessor.
- Additional Fire Safety Rules: No camp fires or open flames.

15. INSURANCE REQUIREMENTS

Liability insurance required: Liability insurance is required.

Liability limit (per occurrence): \$1,000,000.00.

Lessor to be named as additional insured: Lessee must name Lessor as an additional insured on Lessee's liability policy.

Certificate of insurance required: Lessee must provide a certificate of insurance before accessing the Property.

16. LIABILITY, ASSUMPTION OF RISK, AND INDEMNIFICATION

16.1 Assumption of Risk

Lessee acknowledges the inherent risks of rural property use, including terrain, vehicles, livestock, wildlife, hunting, and recreational activities, and voluntarily assumes all such risks for Lessee and Lessee's guests.

16.2 Indemnification & Hold Harmless

Lessee agrees to defend, indemnify, and hold Lessor harmless from any claims, damages, losses, or liabilities arising from Lessee's or Lessee's guests' use of the Property, except to the extent caused by Lessor's willful misconduct.

16.3 Texas Conspicuous Liability Waiver

LESSEE ACKNOWLEDGES THAT HUNTING, FIREARMS USE, VEHICLE OPERATION, AND RELATED ACTIVITIES ON RURAL PROPERTY ARE INHERENTLY DANGEROUS AND INVOLVE RISK OF SERIOUS INJURY OR DEATH. TO THE FULLEST EXTENT PERMITTED BY TEXAS LAW, LESSEE, FOR ITSELF AND ITS GUESTS, EXPRESSLY ASSUMES ALL SUCH RISKS AND RELEASES, INDEMNIFIES, AND HOLDS LESSOR HARMLESS FROM ANY AND ALL CLAIMS RELATED IN ANY WAY TO USE OF THE PROPERTY UNDER THIS LEASE.

16.4 Texas Recreational Use Statute Disclosure

Texas law includes a Recreational Use Statute that may limit a landowner's liability for injuries or damages arising from recreational activities, including hunting, when certain conditions are met. The parties acknowledge that the applicability of the Recreational Use Statute depends on the specific facts and circumstances of property use, payment arrangements, and compliance with applicable law, and that no representation or guarantee is made that the statute applies to this Lease.

17. DEFAULT AND REMEDIES

Lessee shall be in default of this Agreement upon: (a) failure to pay any amount due within 10 days after written notice; (b) failure to maintain required insurance; (c) material breach of any other term of this Agreement; or (d) abandonment of the Property.

Upon default, Lessor may, at Lessor's option: (a) terminate this Agreement; (b) pursue any legal or equitable remedy; (c) enter the Property to remove equipment at Lessee's expense; or (d) take any action necessary to protect the Property.

Lessee shall remain liable for all unpaid rent, costs of enforcement, reasonable attorney's fees, and any damages caused by Lessee's breach.

18. NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered when: (a) personally delivered; (b) sent by certified mail, return receipt requested, to the mailing addresses listed in Section 2 of this Agreement; or (c) sent by email to the email addresses listed in Section 2, if provided.

Either party may change its notice address by providing written notice to the other party.

19. GENERAL PROVISIONS

Assignment: Lessee may not assign, sublease, or transfer this Agreement or any rights under it without Lessor's prior written consent. Any attempted assignment without consent shall be void.

Entire Agreement: This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.

Amendments: This Agreement may be amended only by a written instrument signed by both parties.

Severability: If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Counterparts: This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

No Waiver: No waiver of any breach of this Agreement shall constitute a waiver of any subsequent breach. Lessor's acceptance of late payment shall not waive Lessor's right to enforce timely payment in the future.

20. GOVERNING LAW AND VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

Any legal action arising out of or relating to this Agreement shall be brought exclusively in the courts of Frio County, Texas, and the parties consent to the jurisdiction and venue of such courts.

21. SIGNATURES

The parties identified below have executed this Hunting Lease Agreement electronically. The final executed signature record, including all signatures and dates, is attached hereto. Each undersigned represents and warrants that they have read and understand this Lease, agree to be bound by its terms, and are duly authorized to execute this Lease.

LESSOR

Name: High Ridge Ranch, LLC

By: John Doe, Manager

LESSEE

Name: John R. Smith

Generated by Lone Star Land Lease

DRAFT — NOT A FINAL LEASE