

GRAZING LEASE AGREEMENT

This Grazing Lease is made and entered into by and between _____
as Lessor, and River Mountain Ranch Cattle Company (RMRCC), as Lessee. The lease term
shall be from January 1, 2023 to December 31, 2027.

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

PROPERTY ADDRESS: _____ HCAD ID # _____

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

RMR PERIMETER FENCE LOT (yes or no): _____

Lessee shall use the property for the purpose of grazing cattle or growing grasses for feed.
Lessee shall have reasonable access to the property and will access the property at his own risk. The
Lessor (property owner) shall, during the term of this lease, notify RMRCC (Len 512-497-4596) when
Lessor sees an animal in distress, or anything that might need the cattle company's attention. The
Lessors who are identified as RMR perimeter fence lot owners shall have the additional responsibilities
of insuring all gates on the RMR perimeter fence that are also on their property are kept closed at all
times. The perimeter fence lot owner shall also report to RMRCC, as soon as possible, any RMR
perimeter fence problem that occurs on their property. RMRCC will be responsible for the cost and the
repair of the perimeter fence. The repair cost will be limited to a standard four wire fences equivalent to
the existing perimeter fence in use on the ranch. Any other type fence requested by the property owner
will be at the property owner's expense.

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For each year this agreement is in effect, RMRCC will charge a management fee of \$50. Fee invoices will normally be sent in January of each year. Payment of this fee does not guarantee Agriculture Exemption with Hays County. Either party can cancel this lease with 30 days prior written notice to the other party. Upon termination of this Grazing Lease by either party, Lessor shall be responsible for notifying Hays County @ 512-268-2522 and for fencing the property should they desire to keep the cattle off of their property.

Executed on _____

LESSOR:

X _____

X _____

LESSEE:

River Mountain Ranch Cattle Company

Len Brinkman, Managing Partner P.O. Box
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