

STAR LIGHT FARMS HORSE BOARDING AGREEMENT

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FULL TIME HORSE LEASE AGREEMENT

1. PARTIES.

This Full Time Horse Lease Agreement is made and entered into as of this _____ (Day, Month, Year) by and between

Name:

Address:

("Lessor"),

AND

Name:

Address:

("Lessee").

2. HORSE.

Lessor leases to Lessee and Lessee leases from Lessor for the term, at the rental, and upon all of the conditions set forth herein, the full-time use of that certain Horse more fully described as follows:

Name: _____; DOB: _____;

Sex: _____

Color: _____;

Breed: _____

Registration

Number: _____

Brand: _____

Location: _____ ("Horse")

3. TERM.

3.1. Term. The "Term" of this Lease shall commence on : _____
("Commencement Date") and terminate on: _____
("Termination Date") unless sooner terminated pursuant to any provision hereof.

3.2 Early Termination. Either party may terminate this lease prior to the stated date of termination date by giving the Lessor five (5) days prior written notice. If the Horse is in possession of the Lessee, Lessee at his/her/ its own expense shall deliver possession of the Horse to Lessor on or before the expiration of the five (5) day notice.

3.3. Obligations and Rights Upon Lease Termination. Lessee expressly covenants and agrees that upon termination or cancellation of this Lease, Lessee shall have no further rights in or to the Horse.

4. RENT.

4.1. Rent. Lessee shall pay to Lessor as rent for the use of the Horse during the Term the total sum of \$ _____ dollars (monthly rent x number of months), payable in equal monthly installments of \$ _____ Dollars, in advance, on or before the _____ day of each month of the Term. The first monthly rental shall be due on _____ (day, month year) and a like payment shall be due on the _____ day of each successive month thereafter. Rent shall be payable without notice or demand and without deduction, offset, or abatement, to Lessor at the address stated herein or to such other person or at such other place as Lessor may designate from time to time.

4.2. Late Fees. Lessor shall charge Lessee and Lessee shall pay a late fee of \$ _____ if the monthly rental is not paid by the 5th day after its due date and \$ _____ for each day the rental payment remains unpaid thereafter.

5. REFUNDABLE DEPOSIT.

Lessee shall pay \$ _____ Dollars in advance as a refundable deposit for the performance of the terms and conditions of this lease. Lessee shall not be entitled to any refund of the deposit unless the Lessee complies with all provisions of the Lease. Unpaid rent or Late Fee and any other un-reimbursed expense incurred by Lessor for Lessee's benefit shall be deducted from the deposit at the Lease Termination and the balance, if any, returned to Lessee within _____ days of lease termination.

6. USE.

6.1. Days of Use. Lessee shall be able to use the Horse on the following days and times during the term of this lease _____

6.2 Type of Use. Lessee covenants that during the term of this Lease, the Horse shall be used for the sole purpose(s) of: (check all that apply)

showing trail riding Pleasure riding training other

Lessee further represents that the only persons who may use the Horse during the Lease Term are _____.

Lessee shall not use the Horse for any other purpose except as set forth herein unless agreed to in writing by Lessor.

6.3 Trainers. During the term of this Lease, Lessee shall only use the following trainer(s) _____.

6.4. Compliance with Law. Lessee, at Lessee's expense, shall at all times the Horse is in Lessee's possession, comply with all applicable statutes, ordinances, rules, regulations, orders and requirements in effect during the Term regulating the use, care or boarding of the Horse.

7. CARE AND MAINTENANCE.

7.1. Lessee's Obligations. If during the term of this Lease the Horse is in the exclusive possession of Lessee, Lessee shall, at Lessee's sole expense provide reasonable care for the Horse, including but not limited to a safe, clean environment, regular and adequate food and water, all veterinary care, hoof care, grooming and exercise.

7.2. Lessor's Rights. If Lessee fails to perform Lessee's obligations under paragraph

7.1 , Lessor shall have the right, at its option, to declare a breach of the Lease Agreement and enter the Lessee's premises, and re-take possession of the Horse or Lessor may discharge Lessee's obligations to pay veterinary, feed or boarding expense and the cost thereof shall become due and payable to Lessor as additional rent, to be paid with Lessee's next rent installment.

8. LESSEE'S REPRESENTATIONS AND WARRANTIES.

8.1 Lessee represents and warrants to Lessor the following: 1) Lessee is not a minor or incompetent person and is authorized and empowered to enter into this agreement; 2) Lessee will not allow or cause any lien, charge or other encumbrance to be asserted against the Horse or Lessor's ownership thereof; 3) Lessee has the ability, knowledge and skill necessary to care for and maintain the Horse in good physical condition; 4) Lessee shall maintain safe and clean boarding facilities and care for the Horse in a proper manner consistent with accepted equine practices and 5) Lessee shall not sell, transfer or relocate the Horse without the express written consent of Lessor.

9. LESSOR'S REPRESENTATION AND WARRANTIES.

9.1. Lessor represents and warrants to Lessor the following: 1) Lessor is the owner of the Horse; 2) Lessor is authorized and empowered to enter into this agreement; and 3) the Horse is fit for the stated purpose and use set forth herein.

10. ASSIGNMENT AND SUBLETTING.

10.1. Lessor's Consent Required. Lessee shall not voluntarily or by operation of law assign, sublet, or otherwise transfer or encumber all or any part of Lessee's interest in the Horse or this Lease without Lessor's prior written consent. Any attempted assignment, subletting, transfer or encumbrance without Lessor's consent is void and shall constitute a breach of the Lease. Consent to one assignment or subletting shall not be deemed consent to any subsequent assignment or subletting.

10.2. No Release of Lessee. Regardless of Lessor's consent, no subletting or assignment shall release Lessee of its obligation to pay rent and to perform all of Lessee's other obligations hereunder for the Term. The acceptance of rent by Lessor from any other person shall not be deemed to be a waiver by Lessor of any provision hereof.

11. INSURANCE.

11.1. Property and Liability Insurance. In the event that Lessee is in the exclusive possession of the Horse during the Term of this Lease, Lessee shall maintain throughout the Term, at its sole cost and expense, insurance against loss or injury to the Horse in the amount of \$_____ and comprehensive general liability insurance, providing a combined single limit of liability of not less than \$_____ per occurrence. Lessee shall furnish Certificates of Insurance evidencing the coverage specified above. The Certificates shall show Lessor as an additional insured, and shall provide for at least ten (10) days' written notice to Lessor of cancellation or material change.