

Piney Ridge Ranch

Grazing Lease Agreement

The Piney Ridge Ranch Unit Owner's Association and Individual Lot Owners (Lessor) will lease approximately 840 acres in La Veta, Colorado for grazing to Eric Andreatta (Lessee) for a period of two years beginning May 15, 2015 to October 15, 2016 with the following stipulations:

1. Lessee will move cattle in no sooner than May 15, and move cattle out no later than October 15, each grazing period.
2. Lessee will have no more than 25 units (cow, cow and calf) and 1 bull on the ranch at any one time. The number of units for year 2016 will be discussed between parties before March 1, 2016.
3. Payment for lease shall be a total of \$2,250 each year.
4. Lessee will have the option to trade snow removal or road repair work for balance owed at the end of the grazing period.
5. Lessee will maintain all existing fencing on the ranch, in good repair.
6. Lessee will provide solar water pump for one water tank.
7. Lessor will provide water and working well for second tank.
8. Lessee will remove any and all dead livestock from the ranch immediately upon finding such.
9. Lessor has neither liability as to loss, injury or death of lessee's livestock, nor liability as to any harm Lessee's livestock may cause to any person(s) or their private property.
10. Lessee will not be responsible for any damage to real property caused by the cattle at Piney Ridge Ranch.
11. Lessor will provide to lessee legal entry to the ranch, by consummation of the agreement.
12. Lessor or Lessee will have the right to terminate this lease for any reason, provided either has given a 30 day notice to terminate.
13. Lessee has first right of renewal upon expiration of this lease with terms and conditions to be reviewed.

Lessee: Eric Andreatta Date: 4-20-15
Eric Andreatta

Lessor: Tom Tomby, President Date: 2/12/15
Piney Ridge Ranch Unit Owner's Association