

Grazing Lease Agreement
State of Texas
County of Coryell

This Grazing Lease is made and entered into as of July 1, 2022 by and between Barry Cromeans as Lessor, and, Tammy Shotts and Kevin Crecelius as Lessee.

Lessor, for and in consideration of 12.00 Dollars (\$12.00) per acre and good and other valuable consideration, hereby leases to Lessee the Leased Premises located in Coryell County, Texas, and described as follows: Approximately 200 acres bordering County Rd 180 in Coryell County.

Payment for this lease may be in cash or in services and/or materials rendered/provided by Lessee. Improvements to the Leased Premises by Lessee, such as fences, tractor and bulldozer work and other projects shall generally have a five year amortization such that if this lease terminates before the 5 year period is fully amortized for a given project, Lessor agrees to reimburse Lessee for the unamortized value of those unamortized projects. The value for each project should be estimated prior to commencement, with adjustment for final cost and mutually agreed by Lessor and Lessee.

Lessee shall, during the term of this lease, use the Leased Premises for the purpose of (i.e. pasturing, feeding, grazing cattle) limited to approximately 20 cows, plus calves, and 1 bull. This lease is to commence on the date hereof and end in one year to be automatically renewed and extended from year to year, unless terminated in writing, with 90 days notice, by Lessor or Lessee. Lessee shall enter the premises at Lessee's own risk and Lessor shall not be liable to anyone for the action or omissions of Lessee, Lessee's agents, servants, employees, customers, visitors or licensees, and Lessee agrees to indemnify and hold Lessor harmless from all claims and causes of action resulting from or alleged to have resulted from such actions or omissions including attorney's fees and expenses incurred. Lessee shall not be liable to anyone for the actions or omission of

Lessor, Lessor's agents, servants, employees, visitors, or licensees, and Lessor agrees to indemnify and hold Lessee harmless from all claims and causes of action resulting from or alleged to have resulted from such actions or omissions including attorney's fees and expenses incurred. Lessee shall not assign, sublease or permit third parties to occupy or use any portion of the Premises during the term of the lease without the written consent of Lessor. This Lease is the entire agreement of the parties, and there are no oral representations, warranties, agreements or promises pertaining to this Lease not incorporated in writing in this Lease. This Lease may be amended only by an instrument in writing signed Lessor and Lessee.

Executed on 7/14/2022.

LESSOR:


Barry L. Cromeans

LESSEE:

Tammy Shotts

LESSEE:

Kevin Crecelius