

MESQUITE SPRINGS RANCH GRAZING LEASE AGREEMENT EXTENSION

Lessee agrees to extend the primary term of the ground lease in Menard County, Tx, see attached, for a three year period with the same terms and conditions as previously agreed to. The extension to this lease is to last through December 31st, 2020.

THIS AGREEMENT IS MADE AND ENTERED INTO THE 1ST DAY OF DECEMBER 2017.

DocuSigned by:

Lessee
3E28961B4B5...
Bob Wilkinson


Lessor
Mesquite Springs Ranch
Gene Lehmann



GROUND LEASE

**THE STATE OF TEXAS
COUNTY OF MENARD**

**KNOW ALL MEN
BY THESE PRESENTS**

This AGREEMENT of lease made and entered into this 1st day of January, 2015, by and between Gene Lehmann and Mesquite Springs Ranch, whose address is Waddell Lane, Northwest Menard County, hereinafter called Lessor, and Bob Wilkinson, Box 1007, Menard, Texas, hereinafter called Lessee for FSA Farm 986, Tract 1408 in Menard, County, Texas.

WITNESSETH:

In consideration of the mutual covenants and agreements herein set forth, and other good and valuable consideration, Lessor does hereby demise and lease to Lessees, and Lessees does hereby lease from Lessor, and premises, situated in Menard County, Texas. Lessor is leasing 830+- acres of native grassland more or less, and hereinafter called the leased premises.

TERM/OPTION

The primary term of this lease shall be (1) one year from January 1, 2015 through December 31st, 2017, both dates inclusive, unless sooner terminated as herein provided. Lessee is hereby granted an option to extend the primary term of this lease for a three year period on terms to be negotiated at the time the option is exercised. Lessees shall exercise the option by giving Lessor notice of his intent to exercise same not less than 90 days prior to the end of the primary term of this lease.

Lessees shall not be allowed to exercise the herein referenced option if the lease is in default at the time the notice is given. If the lease or any covenants contained herein are breached as of the option notice date or thereafter, the option shall lapse and become null and void.

RENT

Lessees agrees to pay to Lessor without any prior demand thereof, and without any deduction or set-off whatsoever, as a fixed rent for the grass lease, the sum due and payable agreeable with the Lessor and Lessee on January 2nd, 2015, on same date each year.

All payments shall be due and payable in Menard County, Texas.

PURPOSE

The purpose of this lease shall be for grazing cattle and in this connection, the Lessee agrees and to utilize the grazing privileges in an efficient and economic manner and to apply and employ all modern practices as discussed and agreed upon mutually.

If to Lessee: Bob Wilkinson
Box 1007
Menard, Texas 76859
325-396-4675

INDEMNIFICATION OF LESSOR

Lessor shall not be liable for any loss, damage, or injury of any kind or character to any person or property arising from any use of the leased premises, or any part thereof, or caused by any defect in any building, structure, or other improvement thereon or in any equipment or other facility herein, or caused by or arising from any act or omission of Lessee, or of any of his agents, employees, licensees, or invitees, or by or from any accident on the land or any fire or other casualty thereon, or occasioned by the failure of Lessee to maintain the premises in a safe condition, or arising from any other cause whatsoever, and Lessee hereby waives on his behalf all claims and demands against Lessor for any such loss, damage, or injury of Lessee and hereby agrees to indemnify and hold Lessor entirely free and harmless from all liability for any such loss, damage, or injury which may occur to any person and from all costs and expenses arising.

LIABILITY INSURANCE

Lessee shall carry Liability Insurance Policy and Lessor shall not be liable regarding any loss, damage, or injury which may occur to any person or property arising from Lessee's use of the leased property.

USE CLAUSE

Lessee agrees not to use the leased premises or any building situated upon said premises, or any part thereof, for any use or purpose in violation of any valid and applicable law, regulation, or ordinance of the United States, the State of Texas, or the County of Menard, Texas or other lawful authority having jurisdiction over the leased premises.

PARTIES BOUND

This agreement shall be binding upon and inure to the benefit of the parties held and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted.

TEXAS LAW TO APPLY

This agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligation of the parties created hereunder are performable in Menard County, Texas, including the venue for any litigation that may arise between the parties regarding this lease.

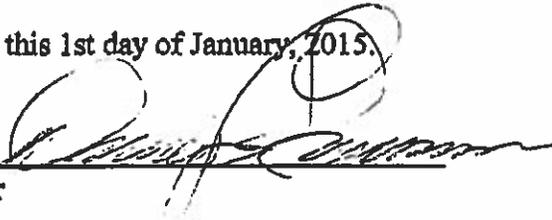
ENTIRE AGREEMENT-AMENDMENT

This lease shall constitute the entire understanding of the parties hereto with respect to the subject matter hereof, and the amendment, modification, or alteration of the terms hereof shall be finding unless the same be in writing, dated subsequent to the date thereof, and duly executed by the parties hereto.

TIME OF ESSENCE

Time is of the essence of this agreement.

Dated this 1st day of January, 2015.



Lessor



Lessee



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COUNTY OF MENARD

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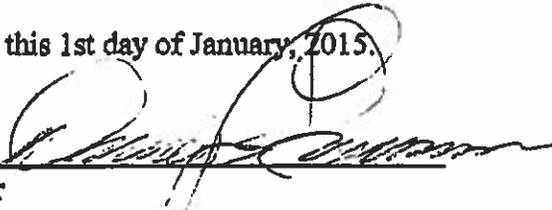
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