

HORSE BOARDING LEASE

THIS AGREEMENT, is between NANASAU FARMS, LLC, ("Lessor") acting as agent for the owners of the properties at 2008, 2009, 2010, and 2210 Old Joppa Road and the northwestern side of Jerusalem Road in Joppa, Maryland, (hereafter "the Property"), and _____, ("Lessee").

Horse/Pony: This Lease relates to the boarding, care and custody of Lessee's horse or pony, described in the Boarder's Information Sheet (attached).

Term: This Lease will be for the term of _____ beginning _____ and ending _____.

Board Fees: Board Fees are payable monthly by the first day of the month. Monthly board fees shall be:

Monthly Board	\$425.00
Plus: Trailer Parking	_____
Due	_____

Late Payments: Payments after the fifth shall include a \$25.00 late fee for the first five days and an additional \$25.00 for each additional ten days the payments are late thereafter.

Notices and Payments: Payments shall be made by cash, check or PayPal to:

Nanasau Farms, LLC
2008 Old Joppa Road
Joppa, Maryland, 21085
(410) 877-7606

Notices should be given by telephone or e-mail to J. Stoddard Hayes, Jr., at 484-885-3742 or tod@nanasaufarm.com.

Nanasau provides:

- A. A box stall for your horse. Horses are normally brought in for feeding(s) and when indicated by weather conditions.
- B. Pasture with run-in shelter from inclement weather.
- C. Use of ring, trails and common areas in the barn.
- D. Access to water in the pasture and in the barn.
- E. Electricity in the barn.
- F. Use of a tack room with hot/cold running water.
- G. Use of a wash stall, weather permitting.
- H. Bedding (sawdust).
- I. Feed and hay.
- J. Daily stall cleaning.
- K. Daily turnout and turn in, depending upon weather.

Lessee provides:

- A. Veterinary care for the horse at Lessee's expense, including proof of standard yearly shots (Rabies, Tetanus, Flu and East Nile).
- B. Proof of negative Coggins before entering premises.
- C. Worming at Lessee's expense on a schedule the same as other horses in the barn.

- D. Farrier, including Lessee's or a proxy's availability to hold the horse when the farrier visits.

Co-Op Discount: If you elect to participate in the Boarders' Co-op, please read the statement below and initial where indicated.

I AGREE TO COOPERATE WITH OTHER BOARDERS TO CLEAN STALLS IN THE MAIN BARN, FEED, AND TURN OUT FULL BOARD HORSES, IN EXCHANGE FOR A \$ _____ REDUCTION IN BOARD CHARGES. I UNDERSTAND THAT THIS DOES NOT MAKE ME AN EMPLOYEE OF NANASAU FARMS, LLC, AND THE DISCOUNT IS A REDUCTION IN BOARD FEES TO REFLECT A REDUCTION IN SERVICES PROVIDED BY NANASAU FARMS, LLC, NOT COMPENSATION TO LESSEE FOR LABOR. _____ (initials)

Property Storage on Premises:

- A. Lessee may store up to two saddles for the horse, along with related tack, and a tack box in the tack room. Additional items may be stored in the tack room or in other rooms on the Premises for an additional charge. **Nanasau Farms is not responsible for the loss of equipment stored on premises.**
- B. Horse trailers may be parked on the property in a location agreed to by Nanasau Farms for an additional charge of \$25.00 payable with the board. **Nanasau Farms is not responsible for loss or damages to trailers.**

Lessee's Assumption of Risk:

- A. Lessee recognizes that riding is a hazardous sport and even the most skilled rider can encounter unforeseen circumstances that can cause a horse to spook or fall, throwing the rider, causing injury to the horse and/or rider.
- B. Lessee further acknowledges that parts of the Property are in their natural state and that naturally occurring hazards, such as ground hog holes, fallen trees, insect nests, etc., can cause a horse to spook or fall, resulting in injury to horse and/or rider. Lessee understands that Lessor has no duty to warn riders of such hazards.

Lessee Agrees:

- A. To complete the Boarder's Information Sheet and keep the information current
- B. To give 30 days notice of terminating this Lease.
- C. To read and abide by the Barn Rules (attached).
- D. To hold Nanasau Farms, LLC, harmless from any and all damages, including counsel fees and costs, incurred as a result of injuries or damages to person or property resulting from the use of the Property.

Lessee's Signature:

_____ Date: _____

Nanasau Farms, LLC

BY: _____