

“COW PALACE” SELF-CARE 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: Self-Care Board Fees are payable monthly by the first day of the month. Monthly board fees shall be:

Monthly Board	\$150.00
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.

Lessor provides:

- A. Use of pasture with “Cow Palace.”
- B. Materials for fence repair.
- C. Use of ring, trails and common areas, including those in the main barn.
- D. Access to water in the pasture.
- E. Electricity in the Cow Palace and near the water trough.
- F. Use of a wash stall, weather permitting.

Lessee provides:

- A. Feed and hay.
- B. Turn-in, turn-out, blanketing, and all other tasks of daily care.
- C. Maintenance of fences with materials provided by Lessor.
- D. Veterinary care for the horse at Lessee’s expense, including proof of standard yearly shots (Rabies, Tetanus, Flu and East Nile).
- E. Proof of negative Coggins before entering premises.
- F. Worming at Lessee’s expense on a schedule the same as other horses in the barn.
- G. Farrier, including Lessee’s or a proxy’s availability to hold the horse when the farrier visits.

Property Storage on Premises:

- A. Lessee may use space available in the run-in facility to store saddles and related tack, and a tack box. **Lessors 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. **Lessors 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 Informaiton Sheet and keep the information current
- B. To care for and maintain custody and control of his or her horse at all times.
- C. To give Lessor 30 days notice of terminating this Lease.
- D. To read and abide by the Barn Rules (attached).
- E. To hold Lessor, 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: _____