

TURK RANCH
JAVELINA and/or PREDATOR
HUNTING LEASE AGREEMENT

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STATE OF TEXAS

COUNTY OF TERRELL

1. PREMISES AND PARTIES. By this lease entered into on _____, C. Mike Turk, hereinafter called Lessor lets unto _____, hereinafter called Lessee, to occupy and use for hunting purposes only, the following real property located in the County of Terrell, State of Texas described as follows: approximately 8800 acres of the Turk Ranch, divided by Texas State Highway 349. Acceptance will be based on a first payment received basis. Please state dates preferred for your ___Day Hunt at the end of this document, giving 3 choices and we will do our best to comply. We will notify you of accepted dates.

2. CONSIDERATION. Lessee for Javelina and/or Predator Hunt agrees to pay Lessor in the amount of \$100.00 per day. The payment must be received by Lessor, Box 967, Iraan, TX 79744, with this agreement.

3. TERM. The term of the hunt shall be from _____ until _____. Lessee may arrive the afternoon prior to the first day of the hunt and must leave by midnight of the last day of the hunt. This hunt is by advanced reservation only. Livestock may be present during this lease term. Stocking of the ranch with livestock will be done in a conservative manner so as not to interfere with the nutritional needs of the wildlife. Lessor agrees to keep sources of water for wildlife in good working order during the terms of this agreement.

4. ADDITIONAL PROVISIONS FOR JAVELINA and/or PREDATOR HUNT. Lessee is granted permission by Lessor, to hunt for the following native game animals during the term of this lease: predators and javelinas and not others. All hunters must comply with the hunting laws of the State of Texas and abide by the specific Turk Ranch Rules. The term of this lease is only for the dates specified in paragraph 3. Lessor reserves the right for other hunting on the ranch. Lessee may harvest 2 javelina and legal number of predators as authorized by Texas Game laws. **Lessee will be assigned a specific area with feeder to hunt and must remain in that area until permission to hunt a different location is granted.**

5. DAMAGE TO PROPERTY. Lessee agrees to pay Lessor the replacement value of all property damaged by Lessee or any of the Lessee's guests including trail cameras that may be located near feeders.

6. INDEMNITY. Lessee herein agrees to indemnify and hold Lessor harmless for all damages or injuries to persons or property whatsoever kind or character, whether real or asserted, during the term of this lease in connection with the use of the premises by Lessee, Lessee's guests, Lessee's servants, Lessee's agents or Lessee's family members. Lessor reserves the right to subrogate any and all claims back to the lessee as signer of this contract.

7. USE OF ROADS AND RANCH'S BLINDS AND FEEDERS. Lessee herein covenants to use existing roads at all times and shall only stray from such roads as set out in the Turk Ranch Rules promulgated by Lessor. Lessee shall camp and park all vehicles and equipment in camp sites designated by Lessor. Lessee shall not use Lessor's improvements without Lessor's consent. Lessee shall pay all expenses incurred while hunting on leased premises. .

Initial here _____

Turk Ranch
P. O. Box 967
Iraan, TX 79744
Phone: 432-753-2335 Cell: 432-425-7947
Mike and Rhonda Turk
E-mail: mike@turkranch.com

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8. RECORDS. Lessee herein agrees to provide on a daily basis all information for all records, required by the Lessor as set out in the Turk Ranch Rules and all other records as required by governmental agencies. Lessor will require records to be kept for game management and safety purposes. A daily hunting lease ledger showing name, address and hunting license number of each hunter along with the number and type of game killed each day, will be kept by Lessor.

9. ATTORNEY'S FEES. If Lessor shall bring any legal proceeding to enforce any provision of the lease, or any of the Turk Ranch Rules, or any implied covenant, and shall be adjudged any substantial relief hereunder, Lessee shall be liable for Lessor's attorney's fees in any such proceeding, in a reasonable amount to be fixed by the Court in which such action is brought and maintained. The parties to this lease agree that the Laws of the State of Texas shall apply and that all suits must be maintained in Terrell County, Texas unless the law expressly designated another mandatory venue.

10. RESPONSIBILITY OF LESSEE. Lessee, by execution hereof, agrees to be liable and take responsibility for all persons and animals that enter onto the premises by, through, or under Lessee, including but not limited to Co-lessees, agents, servants, partners, corporations, or individuals. Lessee herein binds himself/herself, themselves, or itself to pay all damages and other amounts stated herein. Lessor shall have the right to cancel this lease for any violation hereof and retain all amounts paid by Lessee as liquidated damages. **The use of alcoholic beverages and illegal drugs is prohibited on the Turk Ranch. No prescription drugs or over the counter medications which may cause drowsiness or interfere with the ability to drive may be used while hunting on the Turk Ranch. These requirements are for the safety of yourself and other hunters on the ranch.**

11. Each hunter shall sign releases of liability (exhibits A and B) prior to entering the Turk Ranch.

12. RV sites, tent sites, and a hunting cabin are available but need to be reserved. Costs are specified in day use agreements. No meals are included with this lease.

13. Lessor plans to lease other hunts under separate agreements.

Signed this _____ day of _____, _____

Lessee _____

Address: _____

Phone number: _____

Lessor: _____ Date: _____

C. Mike Turk

Contact Lessor to book your hunt prior to filling in the date blanks found in "3. TERMS"

Turk Ranch
P. O. Box 967
Iraan, TX 79744
Phone: 432-753-2335 Cell: 432-425-7947
Mike and Rhonda Turk
E-mail: mike@turkranch.com