

HORSE LEASE AGREEMENT

This Horse Lease Agreement (the "Agreement") is entered into on _____ 201____
between _____ residing at _____
("Lessor"), and _____ residing at _____
("Lessee").

Whereas Lessor owns the below described horse and Lessee desires to lease horse.

Whereas Lessor and Lessee, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

A. TERM

This Agreement shall commence on _____ and terminate on thirty days
written notice by either party, unless terminated sooner as provided herein.

B. HORSE ("Horse")

Name _____
Age _____
Breed _____
Sex _____
Registration # _____

C. OPTION

Lessee fully understands that the horse will still be available for purchase during the lease and the Lessor will actively market the horse in an effort to sell said horse. The Lessee will have the first right of refusal, at the marketed value. The Lessee will have a 24 hour notice prior to a prospective buyer trying the said horse.

D. CONSIDERATION

Lessee agrees to enter into a Horse Training Agreement of even date herewith Bein Performance Horses, LLC for the term of this Agreement. Lessor and Lessee accept the terms and conditions of that Training Agreement.

Lessee agrees to board Horse with American West Quarter Horses only and pay all board costs associated with the Horse during the term of the Agreement.

Lessee agrees to pay all farrier costs associated with the Horse during the term of the agreement.

Lessee agrees to pay all veterinarian costs associated with the Horse during the term of the Agreement.

Lessor agrees to provide registration for said horse, as well as, ALL CURRENT memberships cards pertaining to your horse ownership, or as will be needed for the Lessee to show said horse.

E. USE

Lessee will be granted unlimited use of the Horse during the term of the Agreement, unless in the opinion of the Lessor, unnecessary damage may accrue to the Horse through continued use, then this Agreement may be terminated immediately.

F. RISK OF LOSS OR INJURY

Lessee assumes risk of loss or injury to Horse, except when caused by negligence of Lessor, with an amount not to exceed \$_____. EXCEPTION Lessor and Lessee jointly acknowledge the past injury of _____. And Lessee's ARE NOT responsible for any injury connected to that affected area. (Initial ____/____)

G. REGISTRATION

Lessee warrants that Lessor has good and clear title to Horse and Horse is free of any liens.

H. TRANSPORTATION

Lessee assumes all transportation costs associated with the lease of the Horse, except that Horse may not be transported without Lessee's permission.

J. LIENS

LESSEE agrees to keep Horse free from any and all liens, encumbrances, charges, and claims. Lessee agrees to hold Lessor harmless from same.

K. DEFAULT

Upon material breach of this Agreement by either party, the other party may terminate this Agreement. Both parties agree to settle any disputes through binding arbitration.

L. JURISDICTION

This Agreement is subject to the laws of Arizona

M. AMENDMENTS

This Agreement may be amended at any time by written notice approved by all parties affected by such amendment.

N. WHOLE AGREEMENT

This Agreement constitutes the whole agreement between the parties. There are no other agreements, written or verbal.

O. CLAIMS

Lessee acknowledges and agrees that horseback riding is a dangerous activity. Lessee accepts all responsibility for Lessee's actions pursuant to any action that is associated with this Agreement, the Horse, or Bein Performance Horses, LLC.

AGREED:

LESSOR

LESSEE

Printed Name

Printed Name