

Hog Wild

LEASE

Date: APRIL 1, 2019

Landlord: II C.B., L.P.

Landlord's Address: 2825 Wilcrest, Suite 300
Houston, Texas 77042

Tenant: JERRY J. SIMON (Phone: 830-897-4073)

Tenant's Address: 6192 FM 12596 WAELDER, TX 78959

Premises: 565 ACRES LOCATED IN FAYETTE AND GONZALES COUNTY

Base Rent (Annual): \$8000.00 YEARLY

Term: 3 YEARS (36 MONTHS)

Commencement Date: APRIL 1, 2019

Termination Date: APRIL 1, 2022

Use : For grazing of cattle and production of hay

Amount of Liability Insurance: Death/bodily injury \$1,000,000.00; Property
\$300,000.00 (SUBJECT TO REVIEW OF
CURRENT INSURANCE ONCE PROVIDED.

"Landlord" means Landlord, its agents, employees, invitees, licensees,
or visitors

"Tenant" means Tenant, its agents, employees, invitees, licensees, or
visitors

A. Tenant agrees to -

1. Lease the premises for the entire term beginning on the commencement date and ending on the termination.
2. Accept the premises in their present condition "as is," the premises being currently suitable for Tenants' intended use.

3. Obey all laws, ordinances, orders, rules, and regulations applicable to the use, condition, and occupancy of the premises
4. Pay annually.
5. Pay for all labor, fuel, and utility services used by Tenant.
6. Allow Landlord to enter the premises to perform Landlord's obligations, inspect the premises, and show the premises to prospective purchasers or tenants.
7. Repair, replace and maintain any part of the premises that Landlord is not obligated to repair, replace, or maintain, normal wear excepted.
8. Repair or replace any damage to the premises caused by Tenant.
9. Maintain public liability insurance for the premises, naming Landlord as an additional insured, in the amounts stated in the lease terms and definitions. Current coverage to be reviewed.
10. Indemnify and hold harmless Landlord from any loss arising out of Tenant's use of the premises.
11. Vacate the premises on termination of this lease.
12. Fertilize the land with weed control yearly.
13. Maintain up keep on all fences.

B. Tenant agrees not to-

1. Use the premises for any purpose other than that stated in the lease terms and definitions.
2. Create or allow a nuisance or permit any waste of the premises.
3. Assign this lease or sublease any portion of the premises without Landlord's written consent.
4. Litter or leave trash or debris on the premises.

C. Landlord agrees to-

1. Lease to Tenant the premises for the entire term beginning on on the commencement date and ending on the termination date unless the lease is terminated under the conditions and provisions described below.

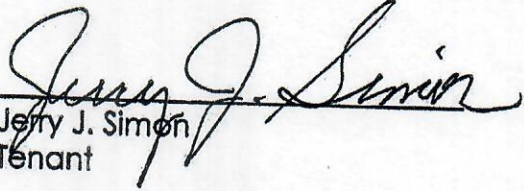
D. Landlord agrees not to-

1. Allow any use of the premises inconsistent with Tenant's permitted use as long as Tenant is not in default.
2. Unreasonably withhold consent to a proposed assignment or Sublease.

Signed this 14th day of Nov 2019

II C.B., L.P.
a Texas limited partnership
BY: ELLIS INTEREST INC.
a Texas corporation


Billie J. Ellis, President
Landlord


Jerry J. Simon
Tenant